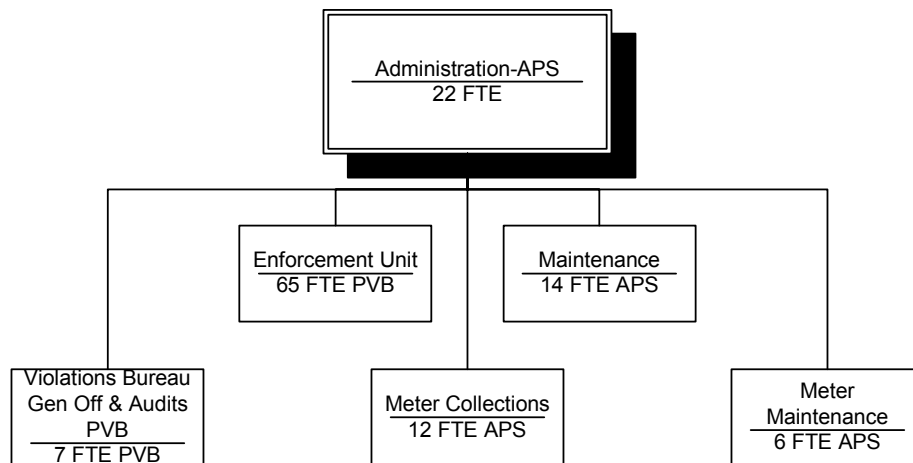


MUNICIPAL PARKING



MUNICIPAL PARKING

AGENCY MISSION

The mission of the Municipal Parking Department is to grow Detroit.

CURRENT FACILITIES

The Municipal Parking Department (MPD) operates and maintains two divisions, the Automobile Parking System (APS) and the Parking Violations Bureau (PVB). The divisions are located at 1600 W. Lafayette and 1531 Howard.

The Department's Auto Parking System, pursuant to City Ordinance, operates and maintains eleven (11) garages, with 10,473 spaces, two (2) Central Business District lots with approximately 590 spaces, Cobo Roof Deck with 1,200 spaces and approximately 4,500 on-street parking meters, with all the revenue going to an Enterprise Fund for the City of Detroit's Parking System. The Fund receives rent, service fees, and a percentage of concession and suite revenue from Cobo Arena and the Joe Louis Sports Arena. The APS also maintains and operates nine (9) outlying business district lots.

The Parking Violations Bureau activity, pursuant to City Ordinance, includes management of the City's parking ticket processing and fine collection program and supervises the enforcement of parking regulations through its civilian ticket writing personnel.

FIVE YEAR HISTORY

The Municipal Parking Department has completed various improvements to the Auto Parking System facilities over the past five years. Improvements included elevator installations, facility reconditions and upgrades for compliance with Americas with Disabilities Act, rehabilitation work for floors, ceiling, beams/joints and stair repairs, minor concrete repairs, electrical and lighting system repairs and installations,

replacement and upgrades to the revenue and access control equipment. Renovation of the offices of Administration Building and Maintenance Building were also completed during this period.

- In 2000, installation began on computerized revenue and access control systems in two facilities- Grand Circus Park and Joe Louis Arena Garage. Installation was completed at a cost of approximately \$710,868 and is now in use for evaluation by management at MPD.
- In 2003, Premier Garage opened to the public. Construction began on this 4-story underground, 1,100 space parking structure located at Woodward Avenue and Grand River Avenue in 1999 at a cost of approximately \$43 million dollars. This underground garage is to support a five- block development project for office, retail, hotel and entertainment use. The reuse of space is another approach to provide needed parking in the most cost effective manner. This project was a coordinated effort with the Detroit Economic Growth Corporation (DEGC), the Greater Downtown Partnership and the Planning and Development Department.
- The lighting project for the Cobo Roof Deck helix was completed in 2003 at a cost of approximately \$205,000.
- In 2004, elevator replacements were completed at the Greektown and Grand Circus Garages at a cost of approximately \$765,390.
- The lighting upgrade for the Joe Louis Arena Garage was completed in 2004 at a cost of approximately \$674,000.
- In 2004, repairs and upgrades were completed in the stairwells, and the sprinkler system at the Grand circus Garage at a cost of approximately \$377,000. This project included painting of the facility.

MUNICIPAL PARKING

PROPOSED FIVE YEAR CAPITAL PLAN

The proposed five year capital plan continues an ongoing program of renovations, repairs and improvements to area parking facilities as deemed necessary. Funds for these improvements will be provided from operations as well as revenue bond proceeds. Also included in the plan are other facilities identified as needing renovating, upgrading or construction; however, the funding source has yet to be determined. Total expenditures projected for ongoing renovations and improvements amount to \$158 million, of which proposed unfunded projects are estimated to cost \$143 million.

Future plans for the Municipal Parking Department include renovation/repair of existing facilities and construction of new garages. MPD anticipates adding at least one additional garage each year, at an estimated cost of \$22-25 million each year. Future renovation work is needed Cobo Arena, Ford Underground and Joe Louis Arena garages. MPD estimates at least \$5 million per garage.

The Millennium is in very good condition. Premier, Cobo Arena, Ford Underground, and Joe Louis Arena are in need of repairs/renovation. First and Bagley and Cultural Center Garages are in the critical need of repair and the need for each facility according to the locations are in question. The MPD is seeking to sell each facility.

CAPITAL RELATIONSHIPS: INTERDEPARTMENTAL AND KEY STAKEHOLDERS

The Municipal Parking Department has contracted with the Detroit Building Authority to perform project administration on various capital projects. The Department will be working with the Downtown Development Authority on projects for parking facilities owned/or under its jurisdiction.

GOALS FOR CAPITAL PROGRAM

- Renovate, maintain and repair all facilities in the Auto Parking System as needed.
- Add one new parking facility per year in the Central Business District where demand warrants.
- Continue to install and upgrade Security and Revenue and Access Control System in high volume garages.

RATIONALE FOR CAPITAL PROGRAM

Capital improvements are needed to insure the City's ability to provide safe, convenient, and competitively priced public parking spaces. Upgrading existing major facilities increases the attractiveness of these facilities and enables them to produce projected revenues. The department needs to determine when new parking spaces are needed to meet existing and projected public demands at the Civic Center, Joe Louis Sport Arena, Cadillac Center, and along the People Mover route. Improving existing public parking and adding new public parking where demand warrants will enhance public and private investments in downtown Detroit and other business and activity centers throughout the city.

MUNICIPAL PARKING

RENOVATIONS/REPAIR OF FACILITIES AND IMPROVEMENTS TO ARENAS

Improvements and replacement of physical components of existing parking facilities are initiated, as each is determined necessary. Funding for this construction work is generated each year from Auto Parking revenues and flows to the Parking System Program Reserve Account, a trustee account established pursuant to Contract of Lease No. 2. These funds are transferred from this Reserve Account twice each year as needed for necessary work. It is expected that an average of \$3,000,000 per year will be expended from this Reserve account for this purpose. Budget \$3,000,000 appropriated FY 2004-05 from the Parking System Program Reserve Fund.

2005-06	\$ 3,000,000	Parking System Program Reserve Fund
2006-07	3,000,000	Parking System Program Reserve Fund
2007-08	3,000,000	Parking System Program Reserve Fund
2008-09	3,000,000	Parking System Program Reserve Fund
2009-10	3,000,000	Parking System Program Reserve Fund
	143,000,000	Unprogrammed

The following projects are identified as work to be performed during fiscal year 2005-06:

COBO ARENA GARAGE 200 Civic Center	Structural and Column Repair Painting	\$1,217,719 150,000
COBO ROOF DECK 625 W. Congress	Helix Ramp Repairs (2 lanes)	\$1,156,000
FORD UNDERGROUND 30 E. Jefferson	Concrete Repair Upgrade lighting system Revenue Equipment	\$250,000 \$500,000
GRAND CIRCUS 1600-01 Woodward Ave.	Electrical Circuitry Upgrades Sump Drainage Replacement Exhaust Fan Replacement	\$900,000
GREEKTOWN GARAGE 660 Macomb	Electrical Circuitry Upgrades Revenue Equipment	\$900,000 \$500,000
JOE LOUIS ARENA GARAGE 900 W. Jefferson	Concrete Repair & Door replacement	\$500,000
PREMIER GARAGE	Water Infiltration System	
METER SYSTEM UPGRADE	Replace the meters within the Central Business District, Wayne State, and New Center Area with Multi-Space meters	\$1,000,000

MUNICIPAL PARKING

EAST RIVERFRONT GARAGE	New Construction 1,000 spaces	\$20,000,000
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CONSTRUCTION MANAGEMENT

To engage a professional engineering and consulting firm as construction Manager for the above mentioned projects	\$250,000
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City of Detroit
Proposed Capital Agenda
FY 2005-06 through 2009-10
Municipal Parking Department

Project Status	Timeline	Impact on Budget	Impact on Staffing	Impact on Budget	Funding Source	Auth Un- issued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un- Program	Rec. 5-Year Plan Total
Renovation/Repair of Facilities	M	U	NOI	NSI	PSPR		\$2,500		\$2,500	\$2,500	\$2,500	\$2,500	\$143,000	\$10,000
Improvements to Arenas	M	U	NOI	NSI	PSPR		\$500		\$500	\$500	\$500	\$500		\$2,000
Cobo Arena Grage Structural Repairs	M	U	NOI	NSI	PSPR			\$1,218						\$1,218
Cobo Arena Garage Painting	M	O	NOI	NSI	PSPR			\$150						\$150
Cobo Roof Deck Helix Ramp Repairs	M	O	NOI	NSI	PSPR			\$1,156						\$1,156
Fore Underground Garage concrete repair and lighting system replacement	M	O	NOI	NSI	PSPR			\$250						\$250
Ford Underground Garage revenue equipment	M	U	NOI	NSI	PSPR			\$500						\$500
Grand Circus Garage electrical upgrades, sump drainage & exhaust fan	M	O	NOI	NSI	PSPR			\$900						\$900
Greektown Garage electrical upgrades	M	O	NOI	NSI	PSPR			\$900						\$900
Greektown Garage revenue equipment replacement	N	P	NOI	NSI	PSPR			\$500						\$500
Joe Louis Arena Garage concrete repair and door replacement	N	O	NOI	NSI	PSPR			\$500						\$500
Premier Garage water infiltration system	N	O	NOI	NSI	PSPR									\$0
Meter system upgrade	N	P	NOI	NSI	PSPR			\$1,000						\$1,000

*Project Status: M=project is maintaining current infrastructure; N=project will result in new development
Project Timeline: P=project is proposed; O=project is ongoing; U=project is one time and underway
Impact on Operating Budget: AF=additional funding is required; RF=results in reduction of funding; NOI=no operating impact
Impact on Staffing Budget: AS=additional staffing is required; RS=results in reduction of staffing; NSI=no staffing impact
Impact on Operating Budget \$: annual additional funding or (reduction of funding) to operating budget*

Municipal Parking Department															
Project Status	Timeline	Impact on Budget	Impact on Staffing	Impact on Budget	Funding Source	Auth Un-issued	Budget		2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Rec. 5-Year Plan Total
							2004-05	2004-05							
East Riverfront Garage construction	N	P	AF	AS	PSPR				\$20,000						\$20,000
Construction Management	N	O	NOI	NSI	PSPR				\$250						\$250
Total by Funding Source															
					PSPR		Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	5-Year Total	
							\$3,000	\$30,324	\$3,000	\$3,000	\$3,000	\$3,000	\$143,000	\$42,324	
Total by Agency: Municipal Parking Department															
							Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Grand Total	
							\$3,000	\$30,324	\$3,000	\$3,000	\$3,000	\$3,000	\$143,000	\$188,324	

Project Status: M=project is maintaining current infrastructure; N=project will result in new development
Project Timeline: P=project is proposed; O=project is ongoing; U=project is one time and underway
Impact on Operating Budget: AF=additional funding is required; RF=results in reduction of funding; NOI=no operating impact
Impact on Staffing Budget: AS=additional staffing is required; RS=results in reduction of staffing; NSI=no staffing impact
Impact on Operating Budget \$: annual additional funding or (reduction of funding) to operating budget

FISHER FWY. (I-75)

375

GRATIOT

Greektown Garage
860 Macon St.

LAFAYETTE

JEFFERSON

RANDOLPH

DETROIT
WINDSOR
TUNNEL

Grand Circus Park Garage
1600 WOODWARD

1400 Broadway

Premier Underground Garage
1206 - 1208 Woodward

Cass-MacFarlane
1025 Bates

Ford Underground Parking
2 - 40 E. Jefferson

GRAND RIVER

Parking Violations Bureau

First & Bagley Parking
800 BAGLEY

MICHIGAN

700 Pitt Lot
604 Abbott

LODGE FWY. (US 10)

FORT

Automobile Parking System
Administration Bldg.

ROSA PARKS BLVD.

Millennium Garage
450 W Congress

Coco Ann Garage

Joe Louis Arena - Joe Louis Garage
1230 W Jefferson

Joe Louis Garage
1130 W Jefferson

Joe Louis Garage
830 W Jefferson

Detroit River



City of Detroit - GIS

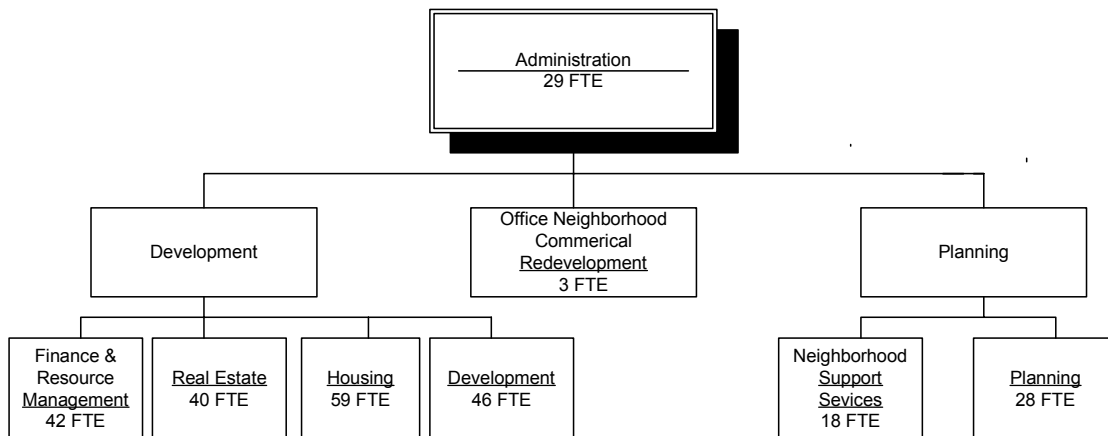
Municipal Parking Department Properties

www.GIS_Sales_Center@ITSd.ci.detroit.mi.us 313.224.9427

Note: This is not a survey map.



PLANNING AND DEVELOPMENT



PLANNING AND DEVELOPMENT

AGENCY MISSION

The mission of the Planning and Development Department is to strengthen and revitalize the City of Detroit's neighborhoods and communities and to stabilize and transform our physical, social, and economic development.

The activities implemented by the Department are designed to (1) identify and promote development initiatives that will increase tax base revenue, jobs and residential construction; (2) identify and promote activities that leverage public funds and encourage development activity by the private sector; (3) provide technical and financial assistance to community organizations to improve the quality of life in neighborhoods; (4) conduct a planning process that results in a shared vision for future development in the City; (5) administer various grant programs allocated for community development; and (6) manage City controlled real estate.

CURRENT FACILITIES

The Planning and Development Department offices are located in the Cadillac Tower Building and organized into the following divisions:

- *Administration (23rd floor)
- *Development Division (16th and 20th floors)
- *Financial and Resource Management Division (12th, 14th, 23rd, and 24th floors)
- *Housing Services Division (17th and 19th floors)
- *Neighborhood Support Services Division (14th floor)
- *Planning Division (13th floor)
- *Real Estate Division (11th floor and Welcome Center)

FIVE YEAR HISTORY

The following list represents major development projects that were undertaken

with assistance from the Planning and Development Department. Assistance included land assemblage in conjunction with the disposition of public land, affordability subsidies to reduce the overall cost of construction, as well as, technical assistance from the project management and technical services staff of the Development, Housing and Planning Divisions.

Residential Developments:

Residential Developments consist of six types of dwellings: Apartments and Townhomes, Condominiums, Duplexes, Lofts, and Single Family Homes. These projects represent the most diverse land use type in Detroit. Numerous new residential dwellings have been constructed or substantially rehabilitated in Detroit since 1999. A large number of these projects are senior and affordable housing developments.

10 Peterboro:

The HOME Program provided \$2,228,173 of the \$5,373,457 total development cost to rehabilitate 70 units located at 10 Peterboro. Detroit Central City is the Community Housing Development Organization (CHDO) Project Sponsor. Project was completed in 2001. (CRS 4)

1516-18 Glynn:

The HOME Program provided \$123,376 of the \$123,916 total development cost to rehabilitate 4 units located at 1516-18 Glynn Street. Project was completed in 2001. (CRS 4)

8840 Second Avenue:

The HOME Program provided \$600,000 of the \$1,668,716 total development cost to rehabilitate 11 units at 8840 Second Avenue. Central Detroit Christian Community Development Corporation is the Community Housing Development Organization (CHDO) Project Sponsor. Project was completed in 2003. (CRS 4)

PLANNING AND DEVELOPMENT

Addison Apartments:

This project involved the renovation of an historic vacant hotel into 40 loft-style apartments. The HOME Program provided \$300,000 of the \$5,796,897 total development cost to rehabilitate 5 of the 40 multi-family apartments located at 3101 Woodward. The project also includes ground floor commercial space for a restaurant. Project was completed in 2002. (CRS 4)

Alberta W. King Village:

Core City Neighborhoods has developed a 121-unit town-home community on Martin Luther King Jr., Blvd. The \$10 million development created 126 construction jobs and was completed in March 1999. As the first phase of the Core City Neighborhood Redevelopment Plan, Alberta W. King Village is one of the largest residential developments to be built in Detroit's Empowerment Zone. Core City neighborhood developments are available for low to moderate-income families. (CRS 4)

Ariel Square:

Phase I (16 units) of the \$4.2 million, 28-unit development were built in the New Center area in 1999. The development is located on West Euclid, between Woodward and Second Avenues near the Virginia Park area. (CRS 4)

Homes at St. Anne (Bagley Housing Association):

As part of the Bagley Housing Association multi-phased redevelopment plan, Phase I included 34 single and multiple family homes in Southwest Detroit near the Ambassador Bridge around Bagley and 6th with a total project cost of \$41 million. A subsidy from the City's HOME funds has enabled low and moderate-income families to purchase a home for \$60,000-\$70,000.

As Phase II, the Bagley Housing Association built a 65 unit senior apartment building at 1250 18th street. The HOME Program provided \$398,295 of the \$5,986,195 total development cost. This project was completed in 2002. Phases III and IV will result in approximately 100 new single family homes and in addition the community housing organization will assist residents with the rehabilitation of existing units in the Hubbard Richard area. (CRS 5)

Bradby Homes

This \$19.7 million project, located near Elmwood Park and Robert Bradby Drive, includes a multi-phased residential development of which the construction of 24 condominium units were completed in 2002. (CRS 4)

Brightmoor Homes (Northwest Detroit Neighborhood Development CDC):

One hundred (100) new affordable (low-to-moderate) single-family homes were constructed on Detroit's Westside bounded by Puritan Avenue to the north, W. Outer Drive to the east, Acacia Street to the south and Beaverland Street to the west. The residential development includes two-story three and four bedroom homes. These homes represent the latest single family housing development constructed in the Brightmoor area bounded by Puritan to the north, Schoolcraft to the south, Telegraph to the west and Evergreen to the east. The HOME Program provided \$4.7 million toward the project's total development cost of \$15 million. Phase I of this project was completed in 2001 and Phase II was completed in 2004. (CRS 8)

Brush Park Senior Housing Development:

As part of the Brush Park development initiative, a three-story, 113 unit senior

PLANNING AND DEVELOPMENT

housing facility was constructed at Brush and Alfred Streets. The HOME Program provided funding of \$1,575,391 toward the project's development cost total of \$9,922,789. This project was completed in 2001. The senior citizen complex sits on a 3.3 acre site. (CRS 4)

Cadieux Apartments:

The HOME Program provided \$1,040,000 of the \$2,067,021 total development cost to rehabilitate 17 units at 10435 & 10445 Cadieux. Project was completed in 2003. (CRS 2)

Canfield Lofts:

A former warehouse located at 460 W. Canfield, in the historic Canfield Row was converted to 35 market-rate loft units. This project represents a \$5 million dollar development investment and was completed in 2001. (CRS 4)

Cass Brainard Apartments:

24 new apartment units were constructed on the west side of Detroit, at 3701 Cass Avenue. The HOME Program provided \$1,045,000 to assist in financing the hard and soft costs. The project's development cost totaled \$6,854,000 and was completed in 1999. (CRS 4)

Clinton House:

This project consisted of 24 new construction units on the west side of Detroit and is located at 49-103 Kenilworth. The HOME Program provided funding of \$343,000. Project's development cost totaled \$2,700,800 and was completed in 2001. (CRS 4)

College Park:

This development project produced 30 new apartment units on the west side of Detroit located at 15921 Dexter. The HOME Program provided funding of \$1.24 million.

The Project's development cost totaled \$3,288,396 and was completed in 2002. (CRS 10)

Corktown Condominiums and Homes:

Detroit's oldest neighborhood has a new residential development. The first phase of Corktown Condominiums was completed in July 1998. The development consists of 10 attached condominiums. The construction cost for all the residential projects exceeded \$2 million. Phase II of this project which will include single family affordable housing is scheduled to begin in the spring of 2005. (CRS 5)

Delray Senior Housing Project

Completed in 2004, this project located at 275 W. Grand Boulevard provides 73 units of affordable senior housing. The total development costs exceeded \$9 million of which \$2 million was provided by the City's HOME Program. (CRS 5)

East English Village:

Located in the Islandview Village neighborhood between Kercheval and St. Paul on Townsend, this townhouse development once completed will include 100 new townhouse units. Construction began in 2000 and 29 units have been sold in Phase I (out of 77 units). A second phase (25 units) is anticipated to be completed in 2007. (CRS 3)

Eastside Detroit Elderly

Completed in 2004, the project provides 54 units of affordable senior housing at 12801 Mack. The total development costs were approximately \$8.3 million of which the City provided \$1,428,000 in HOME funds. Eastside Emergency Center, Inc. is the CHDO sponsor. (CRS 3)

PLANNING AND DEVELOPMENT

East Detroit HOMES:

The HOME Program provided \$819,000 to assist in financing the \$10,802,500 total development cost. Sixty (60) affordable housing units were constructed and is bounded by Gray, Waveney, Mack and Springle Street. Eastside Emergency Center, Inc. is the CHDO Sponsor. Project was completed in 2004. (CRS 3)

Emmanuel Community Housing, Inc:

The Emmanuel Community House, Inc. Crossroads Village Project is located on Nevada Street between John-R and Brush streets. The Crossroad Village Project is a 9-unit new construction single-family home development. The Project's total development cost was approximately \$1.3 million. The Emmanuel Community House, Inc. completed the Project in October 2003. The HOME CHDO Program provided \$600,000 to partially finance the construction of the homes. A homebuyer subsidy enabled low and moderate-income families to purchase a home for \$73,000. (CRS 1)

Field Street II:

The Church of Messiah Housing Corporation created an overall redevelopment plan in an ongoing effort to develop affordable housing in the Islandview Village neighborhood. Phase I consisting of 17 duplex units was completed in 2000. Phase II consisting of 23 townhouse units and 5 apartment renovations was completed in 2002. The total development costs exceeded \$3,500,000 of which the City's HOME Program provided \$915,313. Phase III will include 39 scattered site townhouse units with the majority of these units targeted to families at or below 60% of the median income level. The anticipated project completion date is December 2005. (CRS 3)

Garfield Building:

Located on Woodward and Garfield, this \$6.5 million renovation transformed the Garfield Building into 56 units of loft housing and a ground floor Rite Aid. The project was lead by the Cathedral Church of St. Paul was completed in 1999. (CRS 4)

Genesis Villa at Medbury Park:

The Genesis Community Development Corporation built 89 townhouses along Harper Avenue near John R. Construction was completed in 2002. (CRS 4)

Greyhaven Marina Village/Lenox Project:

Greyhaven is situated on an approximately 17-acre site located on the Detroit River just south of the Victoria Park subdivision. The second phase of the project consisted of 127 condominiums, 110 situated in 2 & 3 story buildings and priced at \$190,000 to \$260,000, along with 17 detached condominiums priced at \$500,000 - \$1,000,000.

Phase II will consist of the development of upscale, single-family, market rate housing which will be comparable in density, scale, lot size and architectural design to the adjacent Shore Pointe residential development project. (CRS 3)

Habitat For Humanity/ Tricentennial Village:

Habitat for Humanity Detroit constructed 16 new single-family houses during Blitz Build 2003 in the area bounded by Martin Luther King Jr Blvd, Jeffries Fwy, Michigan Ave and Grand River with an additional 28 units currently under construction with a proposed completion date of 2004. The total project will create 70 units of affordable housing in this area. Total development costs will exceed \$6.8 million. (CRS 6)

PLANNING AND DEVELOPMENT

Hancock Square:

Located on Hancock between Cass and Second, this \$1.7 million project involved the construction of 12 condominium units. Project was completed in 2001. (CRS 4)

Islandview Village Development Corporation:

Islandview has built five (5) manufactured single-family homes. Two (2) were built on Townsend Street and three (3) others on Baldwin Street. The total amount of the HOME funds used for the project was \$450,000. A subsidy from the City's HOME funds has enabled low and moderate-income families to purchase a home for \$70,000 - \$77,000. The project's development cost totaled \$772,179 and was completed in 2002. (CRS 3)

Jefferson Village

The proposed 400 single-family housing development is located on Detroit's east side bounded by Jefferson to the North, St. Jean to the East, Freud to the South and Marquette to the West. Final land acquisition and infrastructure upgrades were completed in 2003. Home construction began in 2004 with an anticipated completion date of 2008. (CRS 3)

Joseph Berry Park Subdivision:

The construction of 20 new luxury single family homes were built in 1999 in an existing riverfront Detroit neighborhood bounded by E. Jefferson to the north, the Detroit River to the south, Parkview to the east and Fiske to the west. (CRS 3)

Kercheval Place:

Twenty-four (24) new apartment units were constructed on the east side of Detroit, at Belvedere and Kercheval, near McClellan. The HOME Program provided \$1,490,000 toward the development cost. The project's

development costs totaled \$3,353,372 and was completed in 2002. (CRS 3)

Mildred Smith Manor:

Twenty-four (24) new apartment units were constructed on the west side of Detroit, at 1303 W. Forest. The HOME Program provided \$1,211,000 toward the development cost. This project was completed in 2000. (CRS 4)

Morang Apartments:

The HOME Program provided \$2,106,437 of the \$3,808,866 total development cost to rehabilitate 40 units at 12026 Morang. Project was in 2000. (CRS 10)

Morningside Commons Phase I: U SNAP BAC, a CHDO developer, sponsored the development of 40 new single-family homes on Wayburn Street. The project was developed in smaller sub-phases but the final units were completed and sold in April 2004. Home funds in the amount of \$1.74 million supported the total development cost of approximately \$4.2 million. (CRS 3)

Morningside Commons Phase II: The HOME Program provided \$2,000,000 to assist in financing the \$10,382,982 total development cost. Sixty-four (64) affordable single and duplex units were constructed within the boundaries of Alter Road, Mack Avenue, Waverly and Wayburn Streets. This project was completed in 2004. (CRS 3)

Newberry Estates:

This project consisted of 60 new construction single-family units on the south side of Detroit, bounded by Michigan Avenue on the south, Junction street on the west, Buchanan Street on the north and Scotten street on the east. The HOME Program provided \$3.9 million toward the development cost. The project's

PLANNING AND DEVELOPMENT

development cost totaled \$9,341,026 and was completed in 2002. (CRS 5)

Northlawn Gardens:

The HOME Program provided \$2,000,000 of the \$7,727,499 total development cost to rehabilitate 96 units at 9545-9706 Northlawn. Project was completed in 2003. (CRS 7)

Our Home:

The HOME Program provided \$274,205 and \$81,835 in CDBG funds was provided to assist in financing the \$359,040 total development cost to rehabilitate 34 units at 2023 Tuxedo. Project was completed in 2000. (CRS 6)

Pablo Davis Intergenerational:

Eighty (80) new apartment units were constructed on the southwest side of Detroit, at 9200 Vernor Highway. The HOME Program provided \$3,689,250 toward the development cost. The project's development cost totaled \$7,674,186 and was completed in 1999. (CRS 5)

Palmer Court Townhouse Project:

The construction of 172 two and three bedroom townhouse style units was completed in 2003 in the historic Art Center area. Total project costs exceeded \$18 million.

People United As One Plaza Apartments:

This project produced 38 new construction apartments on the west side of Detroit and is located at 618 Myrtle. The HOME Program provided \$1,719,708 toward the development cost. The project's development cost totaled \$4,408,823 and was completed in 2002. (CRS 4)

Petoskey Place:

Ninety-six (96) new apartment units were constructed on the west side of Detroit,

along Petoskey Avenue, bounded by Collingwood and Burlingame Streets and the Jefferies Freeway (I-96) and Dexter Avenue. The HOME Program provided \$2,956,205 toward the development cost. The project's development costs totaled \$9,965,715 and was completed in 2000. (CRS 6)

Premier Apartments:

The HOME Program provided \$1,925,000 of the \$4,012,390 total development cost to rehabilitate 38 units at 18300-18330 Lahser Road. Project was completed in 2002. (CRS 8)

Redford Manor North:

The HOME Program provided \$2,000,000 of the \$4,976,221 total development cost to rehabilitate a total 48 units at 19233 Lahser and 19243 Lahser. Project was completed in 2001. (CRS 8)

Redford Manor South:

The HOME Program provided \$2,004,950 of the \$5,373,457 total development cost to rehabilitate 58 units at 18350 & 18400 Lahser. Project was completed in 2001. (CRS 8)

Robert Thomas Apartments: The HOME Program provided \$2,460,000 of the \$4,810,637 total development cost to rehabilitate 49 units at 5121 W. Chicago. Project was completed in 2002. (CRS 6)

San Juan Townhomes:

The HOME Program provided \$755,000 to assist in financing the \$1,714,982 total development cost. Northstar CDC, the CHDO Sponsor, constructed 11 affordable housing units at 7408-7452 Puritan and 16126-16138 San Juan. Project was completed in 2004. (CRS 9)

PLANNING AND DEVELOPMENT

Savannah Apartments:

The HOME Program provided \$632,480 of the \$2,133,706 total development cost to rehabilitate 20 units at 250 West Grand Blvd. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) Project Sponsor. Project was completed in 2000. (CRS 5)

Simon House:

The HOME Program provided \$440,278 of the \$2,079,123 total development cost to rehabilitate 11 units at 16155 Hubbell. Simon House is the Sponsor. Project was completed in 2001. (CRS 9)

Southwest Housing Partners Project:

The HOME Program provided \$2,225,000 of the \$8,190,079 total development cost to rehabilitate a total of 60 units at 1453 Hubbard, 465 W. Grand Blvd. and 3615 Vernor. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) project sponsor. Project was completed in 2002. (CRS 5)

Springwells CDC

The HOME Program provided \$110,000 to partially finance the rehabilitation of two single-family homes within Springwells' boundaries. The property addresses are 9170 Chamberlain, 8380 Longworth. The project was completed in 2003. Bank One and Detroit LISC were financing partners in the transaction. The total development cost of the project was approximately \$220,000. (CRS 5)

St. Paul Manor & Kingston Arms:

The HOME Program provided \$1,010,000 of the \$6,731,907 total development cost to rehabilitate 36 units at 296 E. Grand Blvd., and 24 units at 356 E. Grand Blvd. Church of the Messiah is the Community Housing Development Organization (CHDO) project

sponsor. The project was completed in 2002. (CRS 4)

SWAN/Bagley Housing Association:

The SWAN/Bagley Housing Association Partnership (Junction Street Project) completed four new construction single-family townhouse style homes on Junction street in southwest Detroit. The Junction street project was completed in July 2004. The total development cost of the homes was \$600,000. The HOME CHDO Program provided \$260,000 to partially finance the construction of the homes. A homebuyer subsidy enabled low and moderate-income families to purchase the homes for \$76,000. (CRS 5)

Uptown Row:

Fourty-seven (47) townhouse units located on Third and Lothrop were developed and constructed by Crosswinds Communities. The total investment cost was \$7 million. Project was completed in 2000. (CRS 4)

U-SNAP-BAC

The HOME Program provided \$120,000 to partially finance the rehabilitation of two single-family homes within U-SNAP-BAC's boundaries. The property addresses are 3635 Seminole and 4499 Seminole. The project was completed in 2003. National City Bank and developer's equity were the other sources of financing for the project. The total development cost for the project was approximately \$210,000. (CRS 2,3)

Van Dyke Apartments:

The HOME Program provided nearly 100% (\$1,843,822) of the \$1,846,822 total development cost to rehabilitate 16 units. The project is located at 1761-81 Van Dyke. Project was completed in 2003. (CRS 4)

PLANNING AND DEVELOPMENT

Woodward-Gladstone:

The HOME Program provided \$831,410 of the \$898,676 total development cost to rehabilitate nine town home units located at 8741 & 8747 Woodward and 9, 15, 19, 23, 29, 37, 39 Gladstone. Edmonds-Carr Non-Profit Housing Corporation is the project Sponsor. Project was completed in 2000. (CRS 4)

Woodward Place at Brush Park:

The project is underway and is being constructed in phases by Crosswinds Communities. The first phase consisting of 48 townhouses were completed in 2000. Overall, the \$90 million project will feature more than 700 townhouse units. (CRS 4)

Industrial And Manufacturing Developments:

Industrial and manufacturing developments include all production type developments. Several of these projects are auto-related facilities. Most of these developments are located in the State-designated Renaissance Zones or were assisted through the City's Brownfield Redevelopment Authority.

Arrow Cold Storage:

The storage warehouse located within the Empowerment Zone near the Eastern Market covers 60,000 square feet and employs approximately 20 individuals. Total construction cost exceeded \$4 million and was completed in 2001. (CRS 4)

ArvinMeritor:

ArvinMeritor relocated its Light Vehicle Systems Company to southwest Detroit in 2001. The project is located in the Renaissance Zone near West Fort Street and Rademacher and will accommodate up to 400 employees. Total cost of construction exceeded \$25 million. (CRS 5)

Bridgewater Interiors/ Johnson Control:

One of Southwest Detroit's newest manufacturers, the organization supplies interior systems for General Motors vehicles. A joint venture between Johnson Controls and Bridgewater Interiors, the 100,000 square foot facility includes a loading dock, administrative offices, warehouse facilities, a plant, and a parking lot. At least 140 new jobs were created at the facility when full operations began in 1999. Bridgewater Interiors/ Johnson Controls is located at Fort and Clark Street within the Empowerment Zone and Renaissance Zone. The total investment amount was \$5 million. (CRS 5)

Budd Company:

This Empowerment Zone company completed a \$20 million renovation of the eastside plant. The automotive components firm improved the exterior parts of the building at Mack and Conner Avenues. The Budd Company has also expanded the press shop and implemented new robotics equipment. (CRS 3)

Clark Street Technology Park:

The former Cadillac Assembly Plant is being developed into one of Detroit's largest technology parks. Located in Southwest Detroit within the Empowerment Zone, the development encompasses 72 acres and features seven buildings, totaling over 1.2 million square feet. The first two tenants, VITEC and MPS/Environmental began operations in 1998. Federal Express and Ameritech began operations at the Tech Park in 1999. Investments for the project exceeded \$125 million. (CRS 5)

Thyssen Steel Group:

The international steel company expanded its current facility to 550,000 square feet. The \$100 million project was completed in 1999 and created 30 new jobs. The Thyssen

PLANNING AND DEVELOPMENT

Complex is located north of I-94 and east of Livernois on a 25-acre parcel of land. (CRS 6)

TruMack Assembly, L.L.C.:

A joint venture between Mackie Automotive Systems and Trumark Assembly, L.L.C., the \$25 million new facility was completed in 1999. TruMack Assembly, L.L.C. produces Class A motor home chassis at the new 210,000 square foot plant located in the Lynch Road Renaissance Zone. A total of 345 new jobs were created. TruMack Assembly will save approximately \$8 million in tax credits as a result of its location in the state designated Renaissance Zone. The company completed construction in 1999. (CRS 1)

I-94 Industrial Park Project

The City of Detroit identified the area bounded by Grinnel on the north, Miller on the south, St. Cyril on the east and Mt. Elliot on the west as a premier site for an industrial park and began acquiring privately held-properties in 1999. A significant portion of the site has been conveyed to Crown Enterprises and a 30,000 square foot warehouse was constructed in May 2004. As of August 2002, 202 parcels remain to be acquired before the project is fully completed. (CRS 1)

Commercial Development Projects

Commercial development projects include big box development, neighborhood retail, strip malls and stand alone retail establishments.

Super Kmart

Completed in 2001, the Super Kmart located on Telegraph Road, south of Eight Mile Road features a 140,000 square foot full-service store with a grocery, retail and garden center.

Jefferson Village (Retail)

Completed in 2003, the 14 acre parcel generally bounded by Montclair Avenue, E. Jefferson Ave., St. Jean Avenue and a line about 210 feet north of Edlie Street was redeveloped into a commercial retail development which included a Farmer Jacks grocery store along E. Jefferson Avenue.

Mixed-Use Development Projects:

Mixed-use is a term used to describe development projects that contains more than one type of use such as a development project that contains a commercial establishments on the first floor of a building and residential units on the upper floors of the same building.

Campus Martius Development:

The \$1 billion, 9.2 acre development will restore downtown into a tree-lined, office, retail and entertainment district. Overall the project consists of 2 million square feet of office space, over 500,000 square feet of retail space and approximately 5,000 parking spaces.

In 2003, the Compuware headquarters with over one million square feet of office and commercial space along with the adjacent 9 story parking structure was completed. In addition, the Municipal Parking Department completed construction on a four-story, below grade garage (the Premier Garage), which was completed in 2002. (CRS 4)

Ferry Street Bed and Breakfast:

This \$6.5 million project completed in 2001, involved the renovation of four historic homes and two carriage houses into a 42-unit Bed and Breakfast Inn located at 60 East Ferry Street in the historic Art Center area. (CRS 4)

PLANNING AND DEVELOPMENT

Harmonie Park Development:

Phase II of this project completed in 2000, consisted of the rehabilitation of office, loft, restaurant and entertainment space just north of Greektown (Gratiot Avenue) and south of the Detroit Athletic Club (Madison Street). The total project investment was \$20 million. The 198-room Hilton Gardens Inn was constructed in 2004. (CRS 4)

Stadium Complexes

The development of a new \$600 million sports entertainment complex began in 1997. The stadiums are located just east of the Fox Theatre, between Woodward Avenue and the Chrysler Freeway. Located on approximately 25 acres of land, Comerica Park is 1 million square foot in size, at a cost of \$300 million, seats 40,000 and features 102 private seats. Comerica Park opened in April 2000. Ford Field is one million square feet in size and located on 12-15 acres of land next to Comerica Park. Representing an investment of over \$300 million, Ford Field opened August 2002 and seats 65,000 with 100-120 private suites. (CRS 4)

Detroit's Temporary Casinos:

Two temporary casinos opened in 1999 and the third casino opened in 2000. The MGM Grand Temporary Casino, Motor City Temporary Casino, and Greektown Temporary Casino were permitted to operate in Detroit for four years while their permanent locations are under development. Detroit's Temporary Casinos represent a \$525 million investment. Each casino consists of multiple restaurants, parking structures, gaming area, and commercial space. Approximately 7,700 new jobs were created from the temporary casino development.

Motor City Temporary Casino Located on Grand River and the Lodge Freeway, in the former Wonder Bread factory, the 188,000 square foot facility includes 75,000

square feet of casino gaming space, restaurants, retail, and back of the house operations. Motor City Casino is developed on 11.45 acres. The Casino opened in December 1999. (CRS 4)

Greektown Trappers Alley Temporary Casino

Located south of Lafayette, north of Monroe, west of Brush and east Beaubien, in one of Detroit's most thriving downtown districts, Greektown Trappers Alley Temporary Casino began its operations in November 2000. The casino consists of 75,000 square feet of casino gaming area on two floors, commercial and restaurant outlets, and two stages with accompany seating. Greektown Trappers Alley Temporary Casino created at least 2,700 new jobs, and represents a \$150 million investment. (CRS 4)

MGM Grand Detroit Temporary Casino

MGM Grand reconfigured the former IRS Building into its Detroit Temporary Casino opened September 1999. The 75,000 square foot facility is located at the Lodge Freeway and Michigan Avenue. 2,500 jobs were created as a result of the new casino development. (CRS 4)

PLANNING AND DEVELOPMENT

SUMMARY OF MAJOR DEVELOPMENT PROJECTS FOR THE PERIOD 1999-2004

<u>PROJECTS</u>	<i>PLANNING DEPARTMENT ASSISTANCE</i>		
	<u>LAND ASSEMBLY</u>	<u>SUBSIDY</u>	<u>TECHNICAL ASSISTANCE</u>
RESIDENTIAL DEVELOPMENTS			
10 Peterboro		X	X
1516-18 Glynn Street		X	X
8840 Second Avenue		X	X
Addison Apartments	X	X	X
Alberta W. King Village	X	X	X
Ariel Square			X
Homes at St. Anne (Bagley Housing Assoc)	X	X	X
Bradby Townhomes	X		X
Brightmoor Homes	X	X	X
Brush Park Senior Housing Development	X	X	X
Cadieus Apartments		X	X
Canfield Lofts			X
Cass Brainard Apartments		X	X
Clinton House		X	X
College Park Manor		X	X
Corktown Condominiums and Homes	X		X
Delray Senior Housing Project	X	X	X
East English Village	X		
Eastside Detroit Elderly	X	X	X
East Detroit HOMES	X	X	X
Emmanuel Community Housing, Inc.		X	X
Field Street II	X	X	X
Garfield Building	X	X	X
Genesis Villa at Medbury Park			X
Greyhaven Project			X
Habitat for Humanity-Tricentennial Village	X		X
Hancock Square	X		X
Islandview Village Development Corp		X	X
Jefferson Village- Residential	X	X	X
Joseph Berry Park Subdivision	X		
Kercheval Place		X	X
Mildred Smith Manor		X	X
Morang Apartments		X	X
Morningside Commons Phase I	X	X	X
Morningside Commons Phase II	X	X	X
Newberry Estates		X	X
Northlawn Gardens		X	X
Our Home: 2023 Tuxedo		X	X
Pablo Davis Intergenerational		X	X
Palmer Court Project	X	X	X
People United As One Plaza Apartments		X	X
Petoskey Place		X	X
Pilgrim Village		X	X
Premier Apartments		X	X

PLANNING AND DEVELOPMENT

<u>PROJECTS (Continued)</u>	PLANNING DEPARTMENT ASSISTANCE		
	<u>LAND ASSEMBLY</u>	<u>SUBSIDY</u>	<u>TECHNICAL ASSISTANCE</u>
Redford Manor North		X	X
Redford Manor South		X	X
Robert Thomas Apartments		X	X
San Juan Townhomes		X	X
Savannah Apartments		X	X
Simon House		X	X
Southwest Housing Partners Project		X	X
Springwells CDC		X	X
St. Paul Manor & Kingston Arms		X	X
SWAN/ Bagley Housing Association	X	X	X
Uptown Row			X
U-Snap-Bac		X	X
Van Dyke Apartments		X	X
Woodward-Gladstone		X	X
Woodward Place – Phase I	X	X	X
INDUSTRIAL AND MANUFACTURING DEVELOPMENTS			
Arrow Cold Storage			X
ArvinMeritor	X	X	X
Bridgewater Interiors/Johnson Control	X		
Budd Company			X
Clark Street Technology Park	X		
Thyssen Steel	X		
TruMack Assembly, LLC	X	X	
I-94 Industrial Park Project	X	X	X
COMMERCIAL DEVELOPMENT PROJECTS			
Super K-Mart			X
Jefferson Village – Retail	X	X	X
MIXED-USE DEVELOPMENT PROJECTS			
Campus Martius Development			X
Ferry Street Bed and Breakfast		X	X
Harmonie Park Redevelopment Project		X	X
Stadium Complex	X		X
Motor City (temp casino)			X
Greektown Trappers Alley (temp casino)			X
MGM Grand Detroit (temp casino)			X

PLANNING AND DEVELOPMENT

HOUSING OPPORTUNITY PROJECTS

Projects designed to develop affordable and market-rate housing in the City of Detroit and to help preserve and improve neighborhoods.

THE HOME PROGRAM

The following is a list of housing projects that have funding commitments from the HOME grant.

Projects Currently Under Construction

Project Name	Project Description	HOME Funds	Grant Year
Genesis Villa at Medbury Park	The HOME Program has committed \$1,787,184 to assist in financing the \$11,175,726 total development cost. 70 of the 90 units are home-assisted and the development project is located at 106 Harper, 200-211 Harper et. al. Van Guard CDC is the CHDO Project Sponsor. This project will be completed in 2004. (CRS 4)	\$1,787,184	2001-2002
Bridgeview I	The HOME Program has committed \$181,232 to assist in financing the \$1,545,759 total development cost. 11 affordable housing units will be constructed at 1505 Field, 165, 177 E. Grand Boulevard. Church of the Messiah Housing Corporation is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 3)	\$181,232	2002-2003
Harmony Village Senior Apartments	The HOME Program has committed \$1,841,773 to assist in financing the \$5,361,673 total development cost. 44 affordable housing units will be constructed within the boundaries of Fenkell, Griggs, Birwood, and Chalfonte streets. Presbyterian Villages of Michigan is the Project Sponsor. This Project is under construction and will be completed in 2005. (CRS 9)	\$1,841,773	2003-2004
Bridgeview II	The HOME Program will provide \$464,441 in permanent funds to assist in financing the \$2,144,313 total development cost. 11 affordable housing units will be constructed at 1050-1058 Field Street, and 185-191 E. Grand Boulevard. Church of the Messiah Housing Corporation is the CHDO Project Sponsor. This project is under	\$464,441	2004-2005

PLANNING AND DEVELOPMENT

Homes at St. Anne	<p>construction and will be completed in 2005. (CRS 3)</p> <p>The Bagley Housing Association currently has 30 new construction single-family homes underway in Southwest Detroit near the Ambassador Bridge. The total project cost is \$4.5 million. The HOME CHDO Program is providing \$1,980,000 to partially finance the construction of the homes that will be completed by March 31, 2005. A subsidy from the city's HOME funds will enable low and moderate –income families to purchase the homes for \$85,000. (CRS 5)</p>	\$1,980,000	1999-2000
Piety Hill	<p>The Central Detroit Christian CHDO developer currently has 9 new construction single-family homes under construction on Pingree street near the Boston Edison community. The total development cost of the piety Hill Project is \$1.6 million. The HOME CHDO Program is providing funding of \$660,000 to partially finance the construction of the homes that will be completed by January 30, 20005. A homebuyer subsidy will enable low and moderate-income families to purchase the homes for \$80,000-\$86,000. (CRS 4)</p>	\$660,000	1999-2000
Core City Estates Phase II	<p>The HOME Program has committed \$2,300,000 in permanent funds to assist in financing the \$12,058,932 total development cost. Sixty-six (66) affordable housing units will be constructed within the boundaries of Poplar, 14th, Selden, Wabash, and Magnolia Streets. Core City CDC is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 4)</p>	\$2,300,000	2003-2004
Heritage Park Townhomes	<p>The HOME Program has committed \$2,183,184 funds to assist in financing the \$11,102,967 total development cost. Sixty-six (66) affordable housing units will be constructed and the project located within the boundaries of Petoskey/Arcadia; Grand River/Jeffries; Quincy/Hazelwood streets. This project is under construction and will be completed in 2005. (CRS 6)</p>	\$2,183,184	2003-2004

PLANNING AND DEVELOPMENT

Core City West Village	The HOME Program has committed \$2,393,691 to assist in financing the \$10,937,607 total development cost. Sixty-six (66) affordable housing units will be constructed and the project is within the boundaries of M. L. King Blvd., Selden, 14 th street and 16 th street. Core City CDC is the Community Housing Development Organization (CHDO) Project Sponsor. This project is under construction and will be completed in 2005. (CRS 4)	\$2,937,607	2003-2004
Brainard Street Project	The HOME Program has committed \$2,000,000 to assist in financing the \$13,658,819 total development cost. One hundred twenty (120) affordable housing units will be constructed within the boundaries of M. L. King Blvd., Second and Third Avenue. Cass Corridor Non-Profit Housing Organization is the Community Housing Development Organization (CHDO) Project Sponsor. This project is under construction and will be completed in 2005. (CRS 4)	\$2,000,000	2002-2003
Brewer Park Homes	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Fairview, Lemay and Lilliebridge streets. Eastside Emergency Center, Inc. is the CHDO Sponsor. This project is under construction and will be completed in 2005. (CRS 3)	\$1,659,000	2004-2005
Brightmoor III	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Bentler, Chapel, Burgess, Greydale, Lahser, W. Outer Drive and Rockdale streets. Northwest Detroit Neighborhood Development is the CHDO Sponsor. This project is under construction and will be completed in 2005. (CRS 8)	\$1,659,000	2004-2005

PLANNING AND DEVELOPMENT

Pingree Park Homes	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Buhl, Crane and Fischer et. al. Eastside Emergency Center, Inc is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 3)	\$1,659,000	2004-2005
Nortown Homes	The HOME Program will provide \$1,659,000 in permanent funds to assist in financing the \$9,465,099 total development cost. Fifty (50) affordable housing units will be constructed and within the boundaries of Bessemore, Georgia et.al. Nortown CDC is the CHDO Project Sponsor. This project is under construction and will be completed in 2005. (CRS 1)	\$1,659,000	2004-2005
Greater Corktown Development Corporation	The Greater Corktown Development Corporation (North Corktown Scattered Site infill Phase I Project) currently has 30 new construction single-family homes under construction in the north Corktown development area. The total development cost for the project is \$4.3 million. The HOME CHDO Program provided \$1,980,000 to partially finance the construction of the homes that will be completed by April 30, 2005. A homebuyer subsidy will enable low and moderate-income families to purchase a home for \$91,000-\$98,700. (CRS 5)	\$1,980,000	2001-2002
Morningside Commons Phase III	The HOME Program has committed \$1,800,000 to partially finance 27 out of 50 single-family for-sale homes (Phase III). The HOME units will be completed in 2005. The Sponsor anticipates the remaining 23 units will be funded with HOME funds from the State of Michigan. The Sponsor proposes to develop the remaining 346 units with private funds, LIHTC along with any HOME funds and CDBG funds that may be available to assist in the developing of additional affordable housing units in the future.	\$1,800,000	2001-2002

PLANNING AND DEVELOPMENT

Bagley Housing Association	The City of Detroit HOME Program provided \$420,000 to partially finance the rehabilitation of 6 homes within Bagley Housing's boundaries. The property addresses are 1485 18th, 1069 Dragoon, 444 W. Grand Blvd, 1960 Palms, 1734 Ste. Anne, 1736 Ste. Anne. The Project is currently under construction and is expected to be completed by April 2005. Standard Federal Bank is providing additional construction financing to complete the Project. The total development cost of the Project is approximately \$850,000. (CRS 5)	\$420,000	2000-2001
Community Services CDC	The City of Detroit HOME Program provided \$235,062 to partially finance the rehabilitation of 3 single-family homes within the boundaries of Community Service CDC. The property addresses are 2016 Richton, 1694 W. Grand, 2347 Richton. The Project is currently under construction and is expected to be completed by October 31, 2004. Michigan Housing Trust Fund and Detroit LISC also is providing construction financing to the Project. The total development cost of the Project is approximately \$370,000 (CRS 6)	\$235,062	1999-2001
Grandmont Rosedale Development Corporation	The City of Detroit HOME Program provided \$251,000 to partially finance the rehabilitation of 4 homes within Grandmont Rosedale's boundaries. The property addresses are 18453 Grandville, 12916 Greenvview, 14891 Grandmont, and 14367 Grandville. The Project is currently under construction and is expected to be completed December 31, 2004. National City Bank is providing additional construction financing to complete the Project. The total development cost of the Project is approximately \$500,000. (CRS 8,9)	\$251,000	2002-2003

PLANNING AND DEVELOPMENT

Arcadia Apartments	The HOME Program provided \$2,000,000 of the \$13,606,133 total development cost to rehabilitate 248 units located at 3501 Woodward. This project is under construction and will be completed in 2004. (CRS 4)	\$2,000,000
Spingwells Partners I	The HOME Program provided \$2,000,000 of the \$8,920,383 total development cost to rehabilitate a total of 54 units at 8740 W. Vernor, 1930 Cabot, 7628 Pitt, 2506 Carson, and 8730 W. Vernor. Southwest Non-profit Housing Corpaoation is the Community Housing Development Organization (CHDO) project sponsor. This project is under construction and will be comepleted in 2004. (CRS 5)	\$2,000,000
Springwells Partners II	The HOME Program provided \$1,829,900 of the \$5,937,644 total development cost to rehabilitate a total of 34 units at 8715 W. Vernor. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) project sponsor. This project is under construction and will be completed in 2004. (CRS 5)	\$1,829,900
Martin Gardens	The HOME Program provided \$2,000,000 of the \$8,270,154 total development cost to rehabilitate a total of 50 units at 1739-55 & 1737 25 th Street, 1185 Clark and 3502-28 W. Vernor Streets. Southwest Non-profit Housing Corporation is the Community Housing Development Organization (CHDO) project sponsor. This project is under construction and will be completed in 2004. (CRS 5)	\$2,000,000
River Tower Apartments	The HOME Program provided \$3,500,000 of the \$28,688,467 total development cost to rehabilitate 472 units located at 7800 East Jefferson. This project is under construction and will be completed in 2005. (CRS 3)	\$3,500,000

PLANNING AND DEVELOPMENT

Whittier Apartments	The HOME Program provided \$1,260,000 of the \$2,536,276 total development cost to rehabilitate 21 units located at 9151 Whittier. This project is under construction and will be completed in 2004. (CRS 3)	\$1,260,000
Devin Apartments	The HOME Program provided \$1,250,000 of the \$4,923,945 total development cost to rehabilitate 42 units located at 2710 W. Chicago. This project is under construction and will be completed 2005. (CRS 6)	\$1,250,000
Riverside Estates	The HOME Program provided \$4,955,000 of the \$10,380,042 total development cost to rehabilitate 67 units located at 1730, 1800, 1830 & 1831 Magnolia Street. This project is under construction and will be completed in 2004. (CRS 4)	\$4,955,000
Positive Images	The HOME Program provided \$1,775,000 of the \$6,061,759 total development cost to rehabilitate 32 units located at 4875 Coplin. Positive Images is the Project Sponsor. This project is under construction and will be completed in 2004. (CRS 3)	\$1,775,000
River Park Village	The HOME Program provided \$7,300,000 of the \$17,986,129 total development cost to rehabilitate 84 units of the 140 multi-family apartments located at 415 Burns. This project will be completed in 2006. (CRS 3)	\$7,300,000
Midtown Square	The HOME Program provided \$2,500,000 of the \$ 9,639,502 total development cost to rehabilitate 71 units located at 93 Seward. This project is under construction and will be completed in 2004. (CRS 4)	\$2,500,000

PLANNING AND DEVELOPMENT

PROJECTS AWAITING APPROVAL TO START CONSTRUCTION

Project Name	Project Description	HOME Funds	Grant Year
Chapel Hill Townhomes	The HOME Program will provide \$762,522 to assist in financing the \$2,572,756 total development cost. Twelve (12) affordable housing units will be constructed within the boundaries of Riviera, Joy, Yosemite and Grand River streets. Chapel Hill Non-profit Housing Corporation is the Project Sponsor. It is anticipated that construction will begin in 2004. (CRS 6)	\$762,522	2003-2004
University Groves	The HOME Program will provide \$3,353,000 to assist in financing the \$8,860,825 total development cost. Fifty (50) affordable housing units will be constructed within the boundaries of Puritan, Lodge Freeway, Petoskey and Parkside Streets. Northstar CDC is the CHDO project developer. It is anticipated that construction will begin in 2004. (CRS 10)	\$3,353,000	2003-2004
Woodbridge Estate III	The HOME Program will provide \$500,000 to assist in financing the \$6,043,839 total development cost. Ten of the thirty-eight (10 of 38) units constructed will be HOME-assisted and John C. Lodge, M.L.King Blvd., Canfield and Gibson Streets will bound the project. The Detroit Housing Commission is the Sponsor of the Project. This project is in progress and it is anticipated that construction will begin in 2004. (CRS 4)	\$500,000	2006-2007
Herman Gardens Revitalization Plan	The HOME Program will provide \$8,350,000 to assist in financing the \$185,174,184 total development cost. 278 of the 920 units will be financed with HOME funds. The HOME Program will assist in financing the construction of 90 single-family for-sale units and 188 rental housing units, with an average subsidy of \$25,000-\$50,000 per unit. The Detroit Housing Commission has prepared a comprehensive Revitalization Plan to provide a diverse mix of uses including commercial, recreational and educational to serve residents in the area.	\$8,350,000	

PLANNING AND DEVELOPMENT

The Project is located in northwest Detroit on approximately 139 acres within the boundaries of Southfield Fwy, Joy Road, Tireman and Asbury Park. This site was once the Herman Gardens public housing. It is anticipated that construction will begin in 2006 with a completion date of 2010. (CRS 7)

Woodbridge Estates IV	The HOME Program will provide \$500,000 to assist in financing the \$6,363,167 total development cost. 10 of the 45 units will be HOME-assisted and located within the boundaries of John C. Lodge, M. L. King Blvd., Canfield and Gibson Streets. The Detroit Housing Commission is the Sponsor of the Project. It is anticipated that construction will begin in 2004. (CRS 4)	\$500,000	2006-2007
Woodbridge Estates V	The HOME Program will provide \$500,000 in permanent funds to assist in financing the \$10,351,782 total development cost. 10 of the 64 units constructed will HOME-assisted and the project will be located within the boundaries of John C. Lodge, M.L.King Blvd., Canfield and Gibson Streets. The Detroit Housing Commission is the Sponsor of the Project. It is anticipated that construction will begin in 2004. (CRS 4)	\$500,000	2006-2007
Gratiot Woods Homes	Detroit Catholic Pastoral Alliance is proposing to build 10 affordable in-fill single-family detached units. This CHDO developer is requesting \$600,000 in HOME funds to partially finance the project the total development cost of \$1.4 Million. (CRS 3)	\$600,000	2002-2003
West Pointe Homes	Prevailing Community Development Corporation is proposing to build 25 affordable single-family detached units within the boundaries of Tireman (N), Warren (S), Livernois (W) and Begole (E). The CHDO developer is requesting \$2,000,000 of HOME funds to partially finance the project.	\$2,000,000	2005-2006

PLANNING AND DEVELOPMENT

PROPOSED FIVE YEAR CAPITAL PROGRAM

The Planning & Development Department will vigorously pursue development opportunities in keeping with its mission to strengthen and revitalize the City of Detroit neighborhoods and communities. The Department's major purpose is to promote private sector investment in the City of Detroit.

The projects proposed for the Capital Agenda represents a comprehensive approach to economic development throughout the entire city.

In rebuilding the City of Detroit, our definition of economic development encompasses not only construction of new structures and redevelopment or rehabilitation of existing structures, but also attracting new businesses and investment, as well as, expansion and retention of existing businesses. Our goal is to attract desirable investment, principally real estate, business creation and expansion, infrastructure and technology, which will enhance the tax base and economic viability of Detroit.

The strategy for neighborhood development emphasizes the rehabilitation and construction of new housing, increased support for community developers, and the attraction and retention of small businesses in neighborhood shopping districts and strips. The downtown strategy encompasses the improvement of the city's main avenues – Woodward, Jefferson, Gratiot, Michigan and Grand River. We want to emphasize each avenue as a "Gateway" to downtown Detroit; support existing developers by recruiting new developers to these areas, contribute City resources where available to support new development, and to stimulate economic development.

The following is a breakdown of the Department's efforts. For clarity of presentation, the projects and programs of the Planning and Development Department are grouped into the following categories:

Redevelopment Areas:

These projects typically incorporate many different development or conservation activities, usually involving the reconfiguration of land or change of land use, and have a defined geographic boundary. Areas that are historically Urban Renewal Areas are identified as such, other project areas have been identified as areas of potential redevelopment and resources will be targeted as needed for this purpose.

Economic Development And Public Infrastructure Improvements

These projects are focused on business retention or business development and generally are administered in conjunction with other appropriate agencies such as the Detroit Economic Growth Corporation, Downtown Development Authority, Public Works Department, Airport Department, etc.

Residential Development

These programs are generally administered on a city-wide basis, to promote housing and neighborhood preservation through rehabilitation of single family and multi-family units, the financing of affordable new housing through the HOME Program and site preparation activities for construction of new housing units.

PLANNING AND DEVELOPMENT

Completed Projects With Continual Financial Obligations:

These projects are complete yet the City issued loans and has guaranteed the repayment of the outstanding debt with Future Community Development Block

Grant funds. This section illustrates each Section 108 project and its proposed repayment schedule during the fiscal years 2005-06 through 2009-10 Capital Agenda.

PLANNING AND DEVELOPMENT

CAPITAL RELATIONSHIPS: INTERDEPARTMENTAL AND KEY STAKEHOLDERS

PROJECT AREA	SPECIFIC PROJECT ACTIVITIES	PLD	DWSD	DPW	OTHER
<i>Far East Study Area</i>	Public Infrastructure Improvements	X	X	X	EDC
<i>Brush Park</i>	Redevelopment of South, Central and North Parcels (Acquisition and Public Infrastructure Improvements)	X	X	X	EDC
<i>Eastern Market</i>	Public Infrastructure Improvements	X		X	EDC
<i>Village at Woodward</i>	Public Infrastructure Improvements				BRDA
<i>Near East Riverfront Redevelopment</i>	Redevelopment of riverfront land . Public Infrastructure Improvements	X	X	X	DNR, EDC, Riverfront Conservatory
<i>Harbor Hill Development</i>	Public Infrastructure Improvements	X	X	X	EDC
<i>Jefferson Chalmers</i>	Public Infrastructure Improvements	X		X	
<i>Virginia Park</i>	Public Infrastructure Improvements	X		X	
<i>Hubbard/Richard Redevelopment Plan</i>	Public Infrastructure Improvements	X	X	X	DEA, MDOT
<i>Art Center Redevelopment Area</i>	Public Infrastructure Improvements	X		X	
<i>McDougall-Hunt</i>	Public Infrastructure Improvements	X	X	X	
<i>Oakland East Project</i>	Public Infrastructure Improvements	X	X	X	
<i>Core City Neighborhood Redevelopment Plan</i>	Mixed-use redevelopment project in the area bounded by Martin Luther King Blvd. Grand River, Jeffries Freeway and Warren Avenue.	X	X	X	
<i>Focus Hope Redevelopment Plan</i>	In-fill residential development project with public improvement assistance as needed, renovation of the Bell Building				EDC, BRDA
<i>Commercial / Industrial Sites</i>	Citywide-funds will be used to provide site improvements for commercial and industrial development	X	X	X	EDC
<i>Trafficways Development Fund</i>	TEA-21 projects, Street Enhancement Projects	X	X	X	MDOT, DDA
<i>Major Building Demolition</i>	Funds will be used for the demolition of structures as deemed necessary.			X	BSE
<i>Mexicantown Commercial Development</i>	Construction of the Mexicantown Welcome Center	X	X	X	EDC

PLANNING AND DEVELOPMENT

CAPITAL RELATIONSHIPS: INTERDEPARTMENTAL AND KEY STAKEHOLDERS					
PROJECT AREA	SPECIFIC PROJECT ACTIVITIES	PLD	DWSD	DPW	OTHER
<i>Brush Street Widening Project</i>	Expansion of Brush Street between E. Warren and Ford Freeway	X		X	
<i>Vernor Lawndale Project</i>	Public Infrastructure Improvements	X	X		
<i>Technology Park</i>	Public Infrastructure Improvements	X	X	X	
<i>Residential Sites Fund</i>	Public infrastructure improvements citywide for market rate residential development projects	X	X	X	
<i>Garfield Redevelopment Plan</i>	Construction of three parking structures to support Phase II of this mixed-use project.				MPD, DBA, BRDA
<i>New Amsterdam Residential Project</i>	Public Infrastructure Improvements	X	X	X	BRDA
<i>Jefferson North</i>	Public Infrastructure Improvements			X	BRDA
<i>Chalmers Heights Project</i>	Public Infrastructure Improvements	X	X	X	

Legend

BRDA	Brownfield Redevelopment Authority
BSE	Buildings and Safety Engineering
DEA	Department of Environmental Affairs
DNR	State of Michigan Department of Natural Resources
DOT	Detroit Department of Transportation
DWSD	Detroit Water & Sewage Department
DDA	Downtown Development Authority
EDC	Economic Development Corporation
MDOT	Michigan Department of Transportation
PLD	Public Lighting Department
MPD	Municipal Parking Department
DBA	Detroit Building Authority
X	Requires financial commitments from or on behalf of other City Agencies

PLANNING AND DEVELOPMENT

GOALS FOR CAPITAL PROGRAM

Identify and promote economic development initiatives that will increase tax base, revenues and jobs.

- To continue the expansion of major industrial sites and revitalization of commercial sites, particularly in the State designated Renaissance Zones.
- To continue major riverfront and downtown public improvements to make the riverfront and downtown Detroit more attractive to visitors, workers, residents and the development community.
- Identify and promote activities that eliminate blight and public safety hazards, and that improve the quality of life in neighborhoods.
- To complete special purpose projects such as neighborhood rehabilitation programs and neighborhood commercial development projects.
- To complete activities already programmed for existing Redevelopment Areas, to market development parcels that are currently available and to undertake new activities to make substantial improvements within a reasonable period of time.

RATIONALE FOR CAPITAL PROGRAM

The major purpose of the Planning and Development Department's capital program is to promote private sector investment in the City of Detroit. The Planning and Development Department utilizes its development capacity to leverage all available Federal, State and private funds and to encourage the preservation, restoration and rebuilding of Detroit's urban

fabric. Private sector investment considerations will, in many instances, determine the timing of many projects contained in the Planning and Development Capital Program.

The Planning and Development Department has prioritized the project request based upon the following assumptions:

1. Gap Financing – without the public subsidy, the project cannot be completed. It is unrealistic to assume that most development projects will be able to absorb the added infrastructure costs because of market forces and utility conditions within the City of Detroit.
2. The subsidization of private developments will result in additional housing opportunities for City of Detroit residents. Projects will utilize existing city-owned land to construct a blend of market-rate and affordable housing to retain and attract new residents and businesses to the City.
3. Assisted projects will generate substantial future revenue and consequently the public subsidy will be repaid to the City through property and income taxes.
4. Assisted projects will improve the existing public infrastructure thus allowing the City to invest in itself with updated public utilities. The improvements most often include new street and alley lighting, street and alley repaving, sidewalk repair or replacement and water and sewer utility repairs or upgrades.

PLANNING AND DEVELOPMENT

REDEVELOPMENT AREA PROJECTS

Far East Development Study Area

CRS 3

The Far Eastside Study creates a strategy to reestablish a 1,200 acre area into nine distinct neighborhoods. The redevelopment strategy for the 1,200 acre Far Eastside infill study focuses on a rehabilitation and revitalization initiative. This 15-year planning initiative, one of the largest in North America, provides an urban design vision for the area as well as a marketing and implementation program. The large percentage of city-owned land in the area allows for the creative assembly of land for appropriate redevelopment. The total project costs to the City of Detroit will be \$154 million for right of way improvements and \$71 million for the rehabilitation of existing homes. This results in an overall project cost of \$225 million or \$15 million per year. Current projects underway or recently completed include the following:

1. Eastside Detroit Homes - Located on Mack, Canfield, Warren, Lenox, and the project will offer 60 units of MSHDA/LIHTC Tax Credit single-family homes. The project will utilize \$1 million in home investor loan funds and will also utilize the PILOT tax program. The amount of investment is estimated at \$6.5 million. (Also see HOME Projects)
2. Mack/Kercheval Housing - Located on Mack, Alter, Warren, Marlborough, this project will offer approximately 80 units of market rate single-family homes, starting at \$140,000. The homes are located in a Neighborhood Enterprise Zone. The amount of investment is estimated at \$12 million. The developer will repave the roads and sidewalks within the entire project area.
3. Marlborough Estates - Located on Marlborough between Mack and Kercheval, this market rate development will offer 32 single-family units of housing. The project is located in a Neighborhood Enterprise Zone. The total amount of investment is estimated at \$3 million.
4. MV Communities - Located on Warren, Conner, Canfield, Lenox, the project will offer 60 units of MSHDA/LIHTC Tax Credit single-family homes. The project will utilize the PILOT tax program. The amount of investment is estimated at \$6 million.
5. Land Inc Commercial - Located on Mack between Alter and Phillip, this development proposal will offer a gas station and one stand-alone commercial building. The development will utilize a brownfield grant to clean up the site and establish a facility under the brownfield legislation in order to be eligible for tax increment financing and the single business tax credit. The project is estimated at \$4 million.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS			\$5,000	\$5,000	\$5,000	\$5,500	\$20,500
CDBG	1,000						1,000
TOTAL	\$1,000		\$5,000	\$5,000	\$5,000	\$5,500	\$21,500

PLANNING AND DEVELOPMENT

Brush Park Redevelopment Area

CRS 4

The Brush Park Redevelopment Plan, as amended in 2002, provides for the acquisition, relocation, and demolition of properties; the construction of streets, utilities, and other site improvements, and rezoning within the 118 acre Brush Park area. The plan also allows for the preservation of the historical and architectural significant character of the Brush Park Historic District. Current projects underway include:

1. Construction of a residential community, Woodward Place at Brush Park, by Crosswinds Development. Phase I of the project began in 1999 and will consist of approximately 700 townhouse condominiums. This new market rate residential development will cover a nine-block area immediately north of the Fisher Freeway and east of Woodward. The total acquisition phase of this project is scheduled to be completed by July 2006. Anticipated costs to complete South Parcel: \$10,000,000.
2. Construction of infill moderate and market rate residential projects in the area bounded by Woodward and Beaubien and between Erskine and Alfred. The action plan to redevelop the Central Parcel will require public infrastructure upgrades, acquisition of privately held parcels, and the historic rehabilitation of eight structures. Anticipated costs to complete Central Parcel: \$8,000,000
3. The Action Plan to complete the North Parcel bounded by Mack to the north, Watson to the south, Woodward to the west and Beaubien to the east will include infrastructure upgrades, acquisition of privately held parcels and the historic rehabilitation of 17 structures. Anticipated total costs to complete North Parcel: \$12,000,000.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds			\$3,000	\$3,000	\$3,000	\$9,000	\$18,000
CDBG	\$2,000	\$3,000	2,000	2,000	3,000		12,000
TOTAL	\$2,000	\$3,000	\$5,000	\$5,000	\$6,000	\$9,000	\$30,000

Eastern Market And Wholesale Distribution Center – Public Improvements CRS 4

Funds will be used to complete required roadway upgrades and other public improvements such as streetscape and public lighting improvements. The Eastern Market Action Plan is currently underway and the outcome of this project will require funds to implement the recommendations as outlined in the Action Plan, which will focus on improving all aspects of the market from circulation, facility upgrades, marketing and image.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds			\$500	\$500	\$900		\$1,900
CDBG		\$500	500				1,000
TOTAL		\$500	\$1,000	\$500	\$900		\$2,900

PLANNING AND DEVELOPMENT

Village at Woodward

CRS 4

Village at Woodward is located on the west side of Woodward Avenue between Sibley and Temple. General Obligation Bonds will be used for infrastructure improvements for the proposed mixed used project consisting of retail at the ground level and upper floor residential lofts.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds				\$1,000		\$1,000	\$2,000
TOTAL				\$1,000		\$1,000	\$2,000

Near East Riverfront Redevelopment

CRS 3 & 4

This project seeks to transform an area of prime riverfront land into a mixed use collection of housing, open space and retail development. The area, bounded by Jefferson to the north, the Detroit River to the south, the Macarthur (Belle Isle) Bridge to the east, and the Renaissance Center to the west possesses enormous potential to provide an exciting new urban neighborhood that accommodates the need for public access to the river and the need to maximize the site for housing and accessory retail use. The State of Michigan Department of Natural Resources is creating a new state park to showcase a number of the natural features occurring throughout the state. Adjacent to this will be market rate housing, and neighborhood retail. It is expected that significant amounts of public investment will need to occur. This investment will include, but not be limited to, streets, lighting, utilities, and similar infrastructure costs, as well as, funds necessary for facilitating housing and or retail elements of the project.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds						\$20,000	\$20,000
TOTAL						\$20,000	\$20,000

Harbor Hill Development

CRS 3

This project envisions a planned community on the eastside Detroit Riverfront at St. Jean Street. As part of the Phase I project, a marina and clubhouse were constructed in 1994. Phase II will include the construction of approximately 256 condominium units to be built on 20 acres of land at 150 St. Jean, 11200 & 11250 Freud. This project will require public support with the public utilities, lighting, repair or resurface of adjoining streets – Freud and St. Jean and demolition of abandoned homes on St. Jean between Jefferson and Freud.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds					\$1,000		\$1,000
CDBG							
TOTAL					\$1,000		\$1,000

PLANNING AND DEVELOPMENT

Jefferson/Chalmers Redevelopment Area

CRS 3

General Obligation Bonds and Community Development Block Grant funds will be used for the demolition of properties; the installation and construction of streets, utilities and other site improvements in the Jefferson/Chalmers area. Current projects ready to begin include:

1. Jefferson Towne Square, market rate housing project that will include 12 new infill houses and 80 townhouse units. The proposal is market rate, but will utilize the Neighborhood Enterprise Zone. The amount of investment is estimated at \$12 million. Anticipated accomplishments include installation of streetlights, including new poles, overhead wiring and light fixtures.
2. Riverbend Phase IV- project will consist of additional stores and restaurants to serve the Jefferson/Chalmers community.
3. Lakewood Rehab-located East of Dickerson and West of Victoria Park, this project will produce 17 fully rehabilitated single-family homes, which is proposed for market rate housing. The amount of investment is estimated at \$1.1 million.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G. O. Bonds					\$600	\$3,150	\$3,750
CDBG	1,000						1,000
TOTAL	\$1,000				\$600	\$3,150	\$4,750

Virginia Park Redevelopment Area

CRS 6

The Department is in the process of modifying the Development Plan and as a result of this modification, a variety of residential and mixed-use development projects will be underway beginning in FY 05-06. Funds may be allocated toward public right-of-way improvements, public infrastructure upgrades and limited acquisition to establish a commercial corridor on Rosa Parks Blvd. Furthermore, the Virginia Park Redevelopment Plan, once amended, will provide for the demolition of abandoned properties, the reconstruction of utilities, sidewalk repair and/or replacement associated with the proposed residential (in-fill housing) development projects and other site improvements as deemed required.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS						\$4,000	\$4,000
CDBG	1,000	1,000					2,000
TOTAL	\$ 1,000	\$ 1,000				\$4,000	\$6,000

Hubbard/Richard Redevelopment Area

CRS 5

The Hubbard Richard Redevelopment Plan has been implemented to preserve and improve the existing residential neighborhood, to create an environmental that encourages the residents of the area to maintain and improve the existing homes in the area and to encourage the construction of new housing units where feasible. Anticipated projects include the completion of the St. Anne's Gate single-family housing project, the MDOT Gateway project, the construction of the Mexicantown Welcome Center (related description of project is located within the Economic

PLANNING AND DEVELOPMENT

Development Section) and the construction of transportation related initiatives to enhance traffic circulation patterns and homeland security objectives. Funds may be allocated toward public right of way improvements and public infrastructure upgrades (i.e. installation of streetlights, new poles, overhead wiring, light fixtures and curbs).

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$1,800	\$1,800
CDBG		\$500					500
TOTAL		\$500				\$1,800	\$2,300

Art Center Redevelopment Area

CRS 4

A variety of residential housing projects are proposed for this area including the construction of the East Ferry project and the Palmer Street development projects. Public infrastructure improvements (i.e. sidewalks and public lighting), as well as, alley repaving will be needed to support the residential activity that is on-going in the historic Art Center community. Funds may also be used to subsidize the Street Enhancement project that is on-going on Woodward between Mack and Warren Avenues.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$850	\$850
CDBG			\$500				500
TOTAL			\$500			\$850	\$1,350

McDougall/Hunt Redevelopment Area

CRS 4

This area north of Elmwood Park and south of Gratiot continues to age and evolve despite extensive use of rehabilitation funding over the years. Proposed changes to the McDougall/Hunt Development Plan will include land for construction of new commercial and new residential facilities in the Joseph Campau to St. Aubin area. Funding is for the demolition of blighted structures, repair of sidewalks and curbs, and other public improvements that support private investment.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$2,000	\$2,000
CDBG			\$500				500
TOTAL			\$500			\$2,000	\$2,500

Oakland East Redevelopment Project

CRS 4

The Oakland East project consists of approximately 124 acres bounded by Oakland Avenue to the north, East Grand Blvd. to the south, Caniff to the west and I-75 to the east. The initial redevelopment project will consist of in-fill single family housing and low to moderate townhouses (for sale and rental). There are additional plans to redevelop the commercial corridor along Oakland Avenue from E. Grand Blvd. to Caniff and to construct a commercial node in the area bounded by Oakland, Holbrook, Owen and Cardoni. Final phase of this project will allow for the development of a senior housing facility on the corner of Greely and Caniff

PLANNING AND DEVELOPMENT

and a child care facility along Oakland and Holbrook. Funding will be used for home repair, commercial façade improvements, tax abatement programs and public infrastructure improvements, as deemed appropriate.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS						\$1,500	\$1,500
CDBG							
TOTAL						\$1,500	\$1,500

Core City Neighborhood Redevelopment Plan

CRS 4

Core City Community Development Organization has submitted a multi-phase mixed-use redevelopment plan for the Core City Neighborhood area. Their first phase is in collaboration with Phoenix Consultants to expand affordable and market-rate housing over the next five years with the construction of Core City Estates (66 units) and Core City West Village – Phases I through V (approx. 340 units) in the area generally bounded by Selden to the north, ML King Jr. to the south, Rosa Parks to the east and 18th Street to the west. There are additional plans to construct a neighborhood retail center as well.

In addition, Habitat for Humanity- Detroit has committed to providing approximately 100 new homes through its Tercentennial Village Project and the Jimmy Carter Project in FY 05-06. Funds will be used to provide public lighting upgrades, sidewalk repair and replacement throughout the project area.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS						\$10,000	\$10,000
CDBG							
TOTAL						\$10,000	\$10,000

Focus Hope Redevelopment Plan

CRS 6

Focus Hope has proposed the redevelopment of the area immediately surrounding its campus located on Oakland Avenue. Proposed projects include the construction of a Section 202 funded senior apartment complex and the completion of a residential n-fill housing project to the south of their facility to stabilize this area in the City of Detroit, as well as, the City of Highland Park.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS							
CDBG	\$500	\$500	\$500	\$500	\$500		\$2,500
TOTAL	\$500	\$500	\$500	\$500	\$500		\$2,500

PLANNING AND DEVELOPMENT

ECONOMIC DEVELOPMENT AND PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECTS:

Projects are focused on business retention and often involve site improvements or changes to existing public infrastructure.

Commercial / Industrial Development Sites

The purpose of this fund is to assemble parcels and provide necessary site improvements to allow commercial and industrial development activity to move forward. Funds will leverage other available sources of investment such as the State of Michigan Renaissance Zone Program and other new state and federal initiatives.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS				\$2,000	\$2,000	\$6,500	\$10,500
CDBG							
TOTAL				\$2,000	\$2,000	\$6,500	\$10,500

Trafficways Development Fund

Funds will provide a source of "local match" for various Federal and State of Michigan grants such as the Transportation Enhancement Act (TEA-21) and Michigan Department of Transportation Economic Development Funds. Projects will consist of street construction or reconstruction, which produce an economic development benefit. In recognition of the importance of roadways (and freeway access) to industrial revitalization, funding will assist in the developing of new roads or modification of existing right-of-way within and adjacent to the Renaissance Zone areas. Funding may also be used to finance the Washington Blvd. Improvement Project, the Lower Woodward Corridor Street Enhancement Project and the Broadway Street Enhancement Project.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS				\$2,000	\$2,000	\$6,000	\$10,000
CDBG							
TOTAL				\$2,000	\$2,000	\$6,000	\$10,000

Major Building Demolition

Demolition of major industrial/commercial sites. Prior to re-development of several major facilities around the City, demolition activities may be required.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000's OMITTED)							
G.O. BONDS				\$1,000	\$1,000	\$8,000	\$10,000
CDBG							
TOTAL				\$1,000	\$1,000	\$8,000	\$10,000

PLANNING AND DEVELOPMENT

Mexicantown Commercial Development

CRS 5

Development of a Welcome Center with an attached commercial center to service the Mexicantown community. In FY 04-05, HUD approved the allocation of a Section 108 loan guarantee in the amount of \$7.8 million that will be used to subsidize the construction costs associated with the Mercado, Retail/Office Building and Public Plaza. Proposed funding will be used to provide public infrastructure improvements as deemed necessary with this project.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG	\$500	\$500					\$1,000
Sec. 108	7,800						7,800
TOTAL	\$8,300	\$500					\$8,800

Brush Street Widening From E. Warren To Ford Freeway

CRS 4

Brush Street is proposed to be widened between E. Warren and the Ford Freeway, a distance of .5 miles, to separate and buffer the predominantly residential land use located east of Brush from the institutions located west of Brush. Furthermore, a widened Brush will help to alleviate the expected traffic flow increase from both the new residential developments east of Brush and the expanded institutional developments, west of Brush. The timing of this project relates to developments within the Art Center Redevelopment Area.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS						\$2,000	\$2,000
CDBG							
TOTAL						\$2,000	\$2,000

Vernor Lawndale Project

CRS 5

The proposed development plan includes the construction of a mixed-use development on West Vernor Highway in Southwest Detroit. In FY 04-05, it is projected that HUD will approve the allocation of a Section 108 loan guarantee in the amount of \$1.6 million that will be used to subsidize the construction costs associated with the renovations of the Odd-Fellows Building into ground-floor commercial space with residential units on the upper floors of the building. Public funds will be used for sidewalk repair/replacement, public lighting enhancement and landscaping as deemed necessary.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG	\$500	\$500					\$1,000
Sec. 108	1,600						1,600
TOTAL	\$2,100	\$500					\$2,600

PLANNING AND DEVELOPMENT

Technology Park

CRS 4

Wayne State University (WSU)/City of Detroit established a “smart zone” research and technology park in the vicinity of Wayne State University and Detroit’s New Center District. The five-year community planning process is underway and the objectives is to enable Wayne State University to entice eminent researchers to their campus to teach and conduct research. High technology jobs will be developed by this project and it will help connect WSU on the north to the New Center area and with New Center’s proposed New Amsterdam mixed-use development. The City’s contribution would subsidize the cost of infrastructure improvements, which would include improved streetscaping, public lighting and landscaping.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000’s OMITTED)							
G.O. BONDS						\$5,000	\$5,000
CDBG							
TOTAL						\$5,000	\$5,000

Residential Development Sites Fund

Funds requested are for the purpose of site consolidation, limited acquisition and relocation, site improvements and public infrastructure construction and/or reconstruction. The City has seen a tremendous amount of interest in residential development in the last three years, both market rate and subsidized, which require public funds for their success. In many instances, public sector activities are necessary to repair the existing infrastructure and bring them up to reasonable standards.

Projects that may utilize these funds include but are not limited to: Core City Neighborhoods, Northstar CDC Target Area (Multiple Projects), Bagley Housing Association, Corktown Economic Development Organization, Habitat for Humanity, Brightmoor Phase III, and Cass Corridor Neighborhood Development Corporation (CCNDC), Arden Park LLC (multiple projects), Jefferson North project, English Village and Martin’s Place.

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
(000’s OMITTED)							
G.O. BONDS				\$1,500	\$2,500	\$4,000	\$8,000
CDBG							
TOTAL				\$1,500	\$2,500	\$4,000	\$8,000

Garfield Development Project

CRS 4

The Garfield Development Project is located in Detroit’s University Cultural Center Area, bounded by Forest Avenue to the north, John R to the east, the alley south of Canfield Avenue to the south and Woodward Avenue to the west. The project is primarily a housing development that will involve the rehabilitation of six historic structures, construction of three parking decks with a total of 355 parking spaces and new commercial space. The proposed sources of financing to complete this project include Section 108 loan proceeds, Historic tax credits, CDBG funding and conventional financing. Total estimated cost of construction is estimated at \$33,000,000.

PLANNING AND DEVELOPMENT

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G.O. BONDS							
CDBG	\$500	\$500	\$500	\$500	\$500		\$2,500
Sec. 108	17,000						17,000
TOTAL	\$17,500	\$500	\$500	\$500	\$500		\$19,500

New Amsterdam Residential Project

CRS 4

The proposed mixed-use project is in the area directly south of New Center abutting the WSU Technology Park (SMART ZONE). This project would be comprised of approximately 120 new and renovated housing, apartment style, condominiums and townhouse units, along with 50,000 square foot of commercial space. To ensure the success of this ambitious project, significant public improvements including sewer and water replacements, street resurfacing, and public lighting projects will be necessary to upgrade the existing conditions within this area. An application for Transportation Equity Act for the 21st Century (TEA-21) has been awarded to defray some of these costs for the New Amsterdam and Gateway projects. Section 108 loan funds will be utilized to subsidize the renovation costs associated with the 6200 Second and 41-47 Burroughs properties.

Jefferson North

CRS 3

City of Detroit property in the Jefferson North project area consists of approximately 815,259 square feet, or 18.70 acres. The site is generally bounded by Charlevoix, St. Jean, the first alley north of E. Jefferson and the first alley west of Lemay. The development will consist of in-fill housing, approximately one hundred twenty-three (123) two (2) and three (3) bedroom homes with attached and detached garages. The size of the homes will range from 1,250 to 1,600 square feet. The project is to be completed in five (5) phases.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG	\$500	\$500					\$1,000
TOTAL	\$500	\$500					\$1,000

Chalmers Heights Project (Part of the Far East Side Project Area)

CRS 3

The project includes over twenty square blocks bounded by Alter, Mack, Chalmers, and Warren. The area has been divided into three development phases. General Obligation Bond funds will be needed to finance infrastructure and environmental work for each of the three phases. There will be two rounds of construction within the Phase I development Area. The first construction round calls for 68 new units of housing, 40 of which will be single family homes and 28 of which will be attached multi-family housing.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Unprogram	TOTAL
G. O. Bonds							
CDBG		\$2,000	\$1,000				\$3,000
TOTAL		\$2,000	\$1,000				\$3,000

PLANNING AND DEVELOPMENT

COMPLETED PROJECTS WITH CONTINUING FINANCIAL OBLIGATIONS

These projects are basically complete, yet they require continued payments because a portion of the financing of these projects was based on loan proceeds, which must be repaid. The Section 108 program guarantees the repayment through the commitment of Community Development Block Grant funds.

CARACO PHARMACEUTICAL

Issued Date: FY 2002 **Ending Date- FY 2008**

Total Loan Amount \$ 6,300,000 + interest

*principal repayment only

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$990	\$1,038	\$1,091	\$1,147		\$4,266
TOTAL	\$990	\$1,038	\$1,091	\$1,147		\$4,266

STUBER-STONE BUILDING

Issued Date: FY 1996 **Ending Date FY – 2017**

Total Loan Amount \$400,000 + Interest (\$315,686)

*principal repayment only

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$15	\$15	\$20	\$25	\$30	\$105
TOTAL	\$15	\$15	\$20	\$25	\$30	\$105

RIVERBEND PLAZA

Issued Date: FY 1996/97 **Ending Date FY – 2017**

Total Loan Amount \$ 1,555,000 + Interest (\$1,136,482)

*principal repayment only

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$80	\$80	\$80	\$85	\$85	\$410
TOTAL	\$80	\$80	\$80	\$85	\$85	\$410

GARFIELD BUILDING

Issued Date: FY 1996 **Ending Date FY – 2016**

Total Loan Amount \$ 2,260,000 + Interest (\$2,026,896)

SOURCE	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
(000's OMITTED)						
CDBG	\$238	\$230	\$223	\$225	\$208	\$1,124
TOTAL	\$238	\$230	\$223	\$225	\$208	\$1,124

PLANNING AND DEVELOPMENT

FERRY STREET PROJECT

Issued Date: FY 1999 **Ending Date FY – 2018**

Total Loan Amount \$2,900,000 + Variable Interest Approx. 6.3%

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
CDBG	\$266	\$266	\$266	\$266	\$263	\$1,327
TOTAL	\$266	\$266	\$266	\$266	\$263	\$1,327

NEW AMSTERDAM

Issued Date – FY 2002. Ending Date FY - 2021

Total Loan Amount \$9,700,000 + Interest Approx. 6.12%

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
CDBG	\$551	\$551	\$551	\$830	\$830	\$3,313
TOTAL	\$551	\$551	\$551	\$830	\$830	\$3,313

MEXICANTOWN INTERNATIONAL WELCOME CENTER & MERCADO

Issued Date – projected FY2004

Total Loan Amount \$7,788,324 + Interest to be determined.

SOURCE (000's OMITTED)	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	TOTAL
CDBG	\$470	\$470	\$470	\$470	\$470	\$2,350
TOTAL	\$470	\$470	\$470	\$470	\$470	\$2,350

City of Detroit
Proposed Capital Agenda
FY 2005-06 through 2009-10
Planning and Development

	Project Status	Timeline	Impact on Budget	Impact on Staffing	Impact on Budget	Funding Source	Auth Unissued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Rec. 5-Year Plan Total
Far East Development Study Area	N	O	NOI	NSI	\$1,000	G.O.	\$5,000	\$1,000			\$5,000	\$5,000	\$5,000	\$5,500	\$15,000
Far East Development Study Area	N	O	NOI	NSI		B.G.			\$1,000						\$1,000
Brush Park	N	O	NOI	NSI		G.O.	\$6,000	\$2,000			\$3,000	\$3,000	\$3,000	\$9,000	\$9,000
Brush Park	N	O	NOI	NSI		B.G.			\$2,000	\$3,000	\$2,000	\$2,000	\$3,000		\$12,000
Eastern Market & Distribution Center	N	O	NOI	NSI	\$295	G.O.	\$1,900				\$500	\$500	\$900		\$1,900
Eastern Market & Distribution Center	N	O	NOI	NSI		B.G.				\$500	\$500				\$1,000
Village at Woodward	N	O	NOI	NSI		G.O.	\$1,000				\$1,000			\$1,000	\$1,000
Near East Riverfront	N	O	NOI	NSI		G.O.								\$20,000	\$0
Harbor Hill	N	O	NOI	NSI		G.O.							\$1,000		\$1,000
Jefferson-Chalmers	N	O	NOI	NSI		G.O.							\$600	\$3,150	\$600
Jefferson-Chalmers	N	O	NOI	NSI		B.G.			\$1,000						\$1,000
Virginia Park	N	P	NOI	NSI		G.O.								\$4,000	\$0
Virginia Park	N	O	NOI	NSI		B.G.			\$1,000	\$1,000					\$2,000
Hubbard Richard	N	O	NOI	NSI		G.O.								\$1,800	\$0
Hubbard Richard	N	O	NOI	NSI		B.G.				\$500					\$500
Art Center	N	P	NOI	NSI		G.O.								\$850	\$0
Art Center	N	P	NOI	NSI		B.G.					\$500				\$500

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Impact on Operating Budget: AF=additional funding is required; RF=results in reduction of funding; NOI=no operating impact
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Impact on Operating Budget \$: annual additional funding or (reduction of funding) to operating budget*

Planning and Development

Project Status	Timeline	Impact			Funding Source	Auth Unissued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un- Program	Rec. 5-Year Plan Total
		on Budget	Impact on Staffing	Impact on Budget										
McDougall-Hunt	N	P	NOI	NSI	G.O.								\$2,000	\$0
McDougall-Hunt	N	P	NOI	NSI	B.G.					\$500				\$500
Oakland East	N	P	NOI	NSI	G.O.								\$1,500	\$0
Core City Neighborhood	N	P	NOI	NSI	G.O.								\$10,000	\$0
Focus Hope	N	P	NOI	NSI	B.G.			\$500	\$500	\$500	\$500	\$500		\$2,500
Commercial Industrial Development Sites	N	O	NOI	NSI	G.O.	\$2,500					\$2,000	\$2,000	\$6,500	\$4,000
Trafficways Development Fund	N	P	NOI	NSI	G.O.	\$2,000					\$2,000	\$2,000	\$6,000	\$4,000
Major Building Demolition	N	O	NOI	NSI	G.O.	\$1,000					\$1,000	\$1,000	\$8,000	\$2,000
Mexicantown Commercial Development	N	P	NOI	NSI	B.G.			\$500	\$500					\$1,000
Mexicantown Commercial Development	N	O	NOI	NSI	Sec_108			\$7,800						\$7,800
Brush Street Widening	N	P	NOI	NSI	G.O.								\$2,000	\$0
Vernor-Lawndale	N	P	NOI	NSI	B.G.			\$500	\$500					\$1,000
Vernor-Lawndale	N	O	NOI	NSI	Sec_108			\$1,600						\$1,600
Technology Park	N	P	NOI	NSI	G.O.								\$5,000	\$0
Residential Development Sites Fund	N	P	NOI	NSI	G.O.	\$1,895					\$1,500	\$2,500	\$4,000	\$4,000
Garfield Development	N	P	RF	AS	B.G.			\$500	\$500	\$500	\$500	\$500		\$2,500
Garfield Development	N	P	NOI	NSI	Sec_108			\$17,000						\$17,000
New Amsterdam Residential	N	P	RF	AS	G.O.									\$0
Jefferson-North	N	P	RF	AS	B.G.			\$500	\$500					\$1,000

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Planning and Development

Project Status	Timeline	Impact on		Impact on Staffing	Impact on Budget	Funding Source	Auth Unissued	Budget		2009-10	2008-09	2007-08	2006-07	2005-06	2004-05	Rec. 5-Year Plan Total
		Budget	on					Budget	2004-05							
Chalmers Heights	M	U	NOI	NSI		B.G.						\$1,000	\$2,000			\$3,000
Caraco Pharmaceutical	M	O	AF	AS		B.G.					\$1,147	\$1,091	\$1,038	\$990		\$4,266
Stubbs-Stone Building	N	P	NOI	NSI		B.G.				\$30	\$25	\$20	\$15	\$15		\$105
Riverbend Plaza	N	P	NOI	NSI		B.G.				\$85	\$85	\$80	\$80	\$80		\$410
Garfield Building	N	P	NOI	RS		B.G.				\$208	\$225	\$223	\$230	\$238		\$1,124
Ferry Street	N	P	NOI	RS		B.G.				\$263	\$266	\$266	\$266	\$266		\$1,327
New Amsterdam	N	P	NOI	RS		B.G.				\$830	\$830	\$551	\$551	\$551		\$3,313
Mexicantown Commercial Development	N	P	NOI	RS		B.G.				\$470	\$470	\$470	\$470	\$470		\$2,350

Total by Funding Source

Auth	Unissued	Budget		2009-10	2008-09	2007-08	2006-07	2005-06	2004-05	Un-Program	5-Year Total
		Budget	2004-05								
B.G.			\$0	\$5,886	\$6,048	\$8,201	\$12,150	\$10,110	\$0	\$0	\$42,395
G.O.			\$3,000	\$18,000	\$16,000	\$8,500	\$0	\$0	\$0	\$90,300	\$42,500
Sec_108			\$0	\$0	\$0	\$0	\$0	\$26,400	\$0	\$0	\$26,400

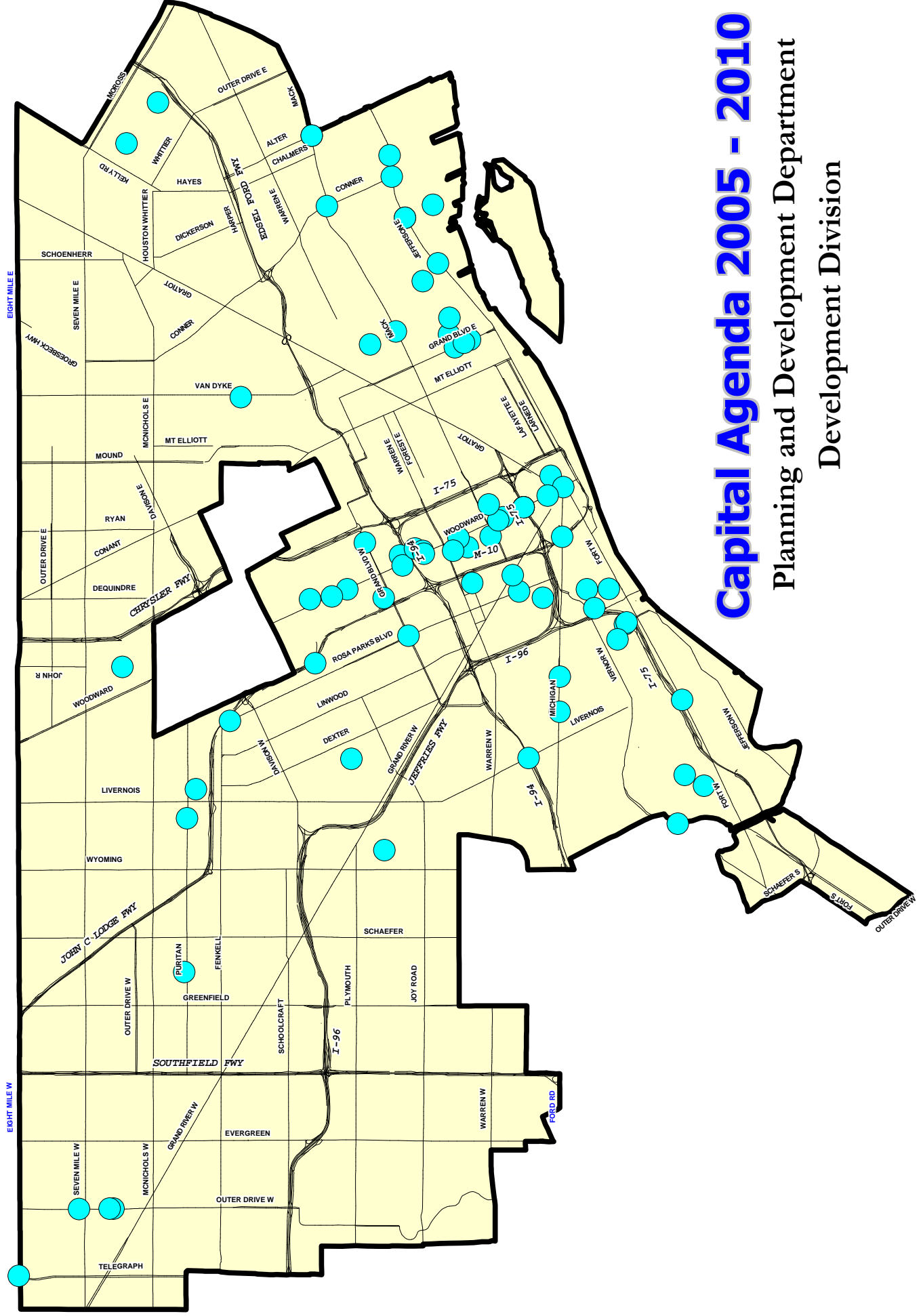
Total by Agency: Planning and Development

Budget	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Grand Total
	\$3,000	\$36,510	\$12,150	\$16,701	\$22,048	\$23,886	\$90,300	\$204,595

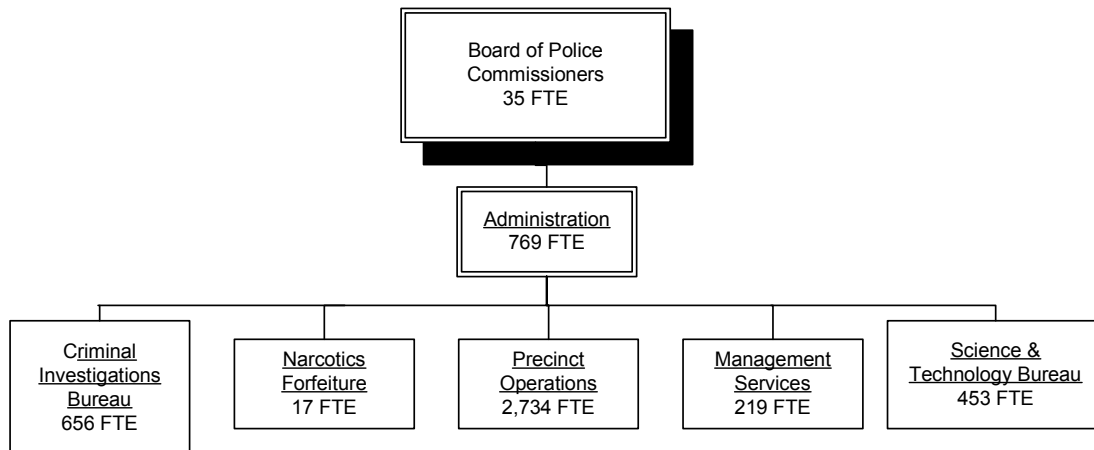
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Capital Agenda 2005 - 2010

Planning and Development Department Development Division



POLICE



POLICE

AGENCY MISSION

Setting New Standards of Excellence in Policing through Integrity, Innovation, and Training

CURRENT FACILITIES

The Detroit Police Department, headquartered at 1300 Beaubien, consists of twelve (12) precincts strategically located throughout the City. The department utilizes a total of twenty-four (24) owned buildings and twenty-one (21) rental facilities. Twelve (12) of the owned buildings are local precinct stations; one is a headquarters complex, and the remainder houses specialty units that support the Police Department's mission.

FIVE YEAR HISTORY

In the last five years the Police Department has emphasized updating their physical facilities.

The most recently completed project is the first phase of the Communications Center on Lyndon. This facility now houses the former Belle Isle Radio Operations and the Vehicle Management Unit.

The 8th, 9th, 11th and 12th precincts have recently had detention area video monitoring systems installed.

During fiscal year 2001-2002, the Detroit Building Authority assisted in providing an architect to prepare a feasibility study for the construction of a new Police Department headquarters and for the centralization of booking and detention facilities.

A needs analysis was also conducted in 2002 to retrofit a structure for a new property room.

Renovations of the Third Precinct detention area were completed in fiscal year 2001-2002.

In 2001, a security access control system was installed at the department's property room located at headquarters.

Precinct renovations including electrical, plumbing, heating and cooling and structural improvements were also performed at the 2nd, 5th, 7th, and 11th precincts.

The Emergency Services Center – Southwest (Public Safety Mall) is the most current construction project in progress for the department since the Eleventh Precinct was built in 1991. The following agencies will be located in this new 62,000 square foot facility scheduled to open in the Summer 2005 in Southwest Detroit: The Detroit Police Department, the Detroit Fire Department and the Municipal Parking Department. This facility will replace the 4th Precinct that was built in 1926 and closed permanently July 2004 due to health and safety reasons.

PROPOSED FIVE-YEAR CAPITAL PLAN

The Police Department's proposed five-year plan earmarks most of its capital resources to bringing its facilities into compliance with the U.S. Department of Justice Consent Decree "Conditions of Confinement" requirements, this includes precincts & firearms range replacement and renovations. The projects included in the department's capital plan in order of priority are: Prisoner Detention Center, Communications Center, Forensic Laboratory, Property Room, and Precinct Renovations and New Precinct Facility.

POLICE

GOALS FOR CAPITAL PROGRAM

1. To build a Prisoner Detention Center to comply with the Department of Justice “Conditions of Confinement” consent judgment as it pertains to holding cell requirements.
2. To renovate an existing structure to serve as a “state of the art” Communications Center.
3. To complete the construction of a new southwest precinct facility.
4. To renovate an existing structure that will house the forensic unit.
5. To build a new property storage facility that will eliminate overcrowding and help to secure and track evidence property effectively and efficiently.
6. To continue the department’s on-going precinct renovation project.

7. To build a new Precinct Facility.

CAPITAL RELATIONSHIPS: INTERDEPARTMENTAL AND KEY STAKEHOLDERS

The Police Department has contracted with the Detroit Building Authority to perform project administration on various capital projects.

RATIONALE FOR CAPITAL PROGRAM

The Detroit Police Department’s Capital Program is designed to update the department’s technology, as well as, comply with Federal (Department of Justice Consent Judgement) and State occupational safety and health requirements. The program will promote operational efficiency by renovating or replacing outmoded facilities with up-to-date, technologically sound facilities to meet the current and future needs of the Detroit Police Department.

POLICE

Prisoner Detention Center

In order to be in compliance with the Department of Justice “Conditions of Confinement” consent judgment as it pertains to holding cell requirements, the Police Department seeks to build a centrally located prisoner detention center. Retrofitting existing precinct holding cells to comply with the mandates of this judgment would be very costly. A new single centrally located prisoner detention center will 1) Eliminate costly and repetitive holding cell repairs; 2) Allow the department to maximize resources in one location; and 3) Meet the Department of Justice requirements.

2005-06	\$11,000,000	General Obligation Bonds
2006-07	\$19,000,000	General Obligation Bonds

Communications Center

The Police Department is in the process of developing a “state of art” Communications Center. The Center will house many of the Department’s communication related units, as well as, the Vehicle Management Unit. The Center will further advance the department’s goal of consolidating widely scattered facilities into more cost effective leased or owned properties.

2007-08	\$5,000,000	General Obligation Bonds
2008-09	\$5,000,000	General Obligation Bonds
	\$5,000,000	Unprogrammed

Forensic Laboratory

A new crime lab facility will better suit the needs of the department. The replacement facility will provide sufficient space including storage space and meet accepted industry standards. A new facility will include features designed to deal with terrorism, and provide enough space to allow for the consolidation of all of the department’s currently decentralized forensic facilities and staff. Space for the expansion of future necessary procedures and operations will also be included.

2005-06	\$20,000,000	General Obligation Bonds
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Property Room

Currently, the Property Room is located on the 1st floor of the Police Headquarters. Due to the volume of evidence stored and collected, the department also stores property at an off-site location. The facility will be designed as a secure evidence storage facility that will house all of the department’s property in one location. State of the art technology will be utilized to categorize and track all property coming into the department’s possession.

\$14,000,000	Unprogrammed
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POLICE

Precinct Renovations

Many of the Police Department facilities need extensive renovations, not only to comply with the Michigan Occupational Safety and Health Act (MIOSHA) regulations, State Corrections Department regulations and Department of Justice recommendations, but also to maintain the structural integrity of the buildings. The first, fifth, seventh, eighth, tenth and thirteenth precincts were built over 45 years ago. Heating, air conditioning, plumbing, and electrical service are major items that need to be upgraded or replaced. In many cases windows, doors, roofs, and paved areas need to be replaced and ceilings and walls repaired. The department will continue its ongoing precinct renovation project.

2007-08	\$1,500,000	General Obligation Bonds
2008-09	\$1,500,000	General Obligation Bonds
2009-10	\$1,500,000	General Obligation Bonds
	\$5,000,000	Unprogrammed

Retrofit Five Precinct Ranges

The existing precinct firing ranges at the second, fifth, eighth, tenth, and eleventh precincts will be upgraded and improved. The update of the firing ranges will assist the department in meeting the bi-annual firearms qualification program as mandated by the Department of Justice Consent Judgement.

2005-06	\$3,000,000	General Obligation Bonds
2006-07	2,000,000	General Obligation Bonds

New Precinct Facility- Design and Pre-Construction

This project provides funds for the design and pre-construction activities including land acquisition for the new precinct facility.

\$1,500,000	Unprogrammed
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New Precinct Facility - Construction

The first, fifth, seventh, eighth, tenth, and thirteenth precincts are all aged facilities. Most are over 40 years old with the oldest being over 80 years old. The department will develop a strategic plan that will focus on a systematic and well-defined approach to replace these facilities over the next 10 to 15 years.

\$25,000,000	Unprogrammed
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POLICE

Current Facilities

BUILDING	ADDRESS / LOCATION	YEAR BUILT	APPROX. AGE	NOTES
Headquarters / 1 st Precinct	1300 Beaubien	1922	82	
2 nd Precinct	13530 Lesure	1940	64	Renovated & acquired by Police in 1979
3 rd Precinct	2801 W. Vernor	1949	55	
4 th Precinct	7140 W. Fort	1928	76	Closed in July 2004
5 th Precinct	11411 E. Jefferson	1961	43	
6 th Precinct	11450 Warwick	1950	54	Renovated & acquired by Police in 1986
7 th Precinct	3300 Mack	1959	45	
8 th Precinct	21400 Grand River	1955	49	
9 th Precinct	11187 Gratiot	1979	25	
10 th Precinct	12000 Livernois	1963	41	
11 th Precinct	5100 E. Nevada	1991	13	
12 th Precinct	1441 W. 7 Mile	1987	17	
13 th Precinct	4747 Woodward	1948	56	
Belle Isle Radio	Pleasure Dr., Belle Isle	1968	36	
Harbormaster	Belle Isle	1929	75	
Boat House	Belle Isle	1929	75	
Eastern Operations	11631 Mt. Elliott	1982	22	
Auto Pound	5311 Caniff	1982	22	
Fleet Control	6300 Caniff	1982	22	
Rouge Park Range	8841 Spinoza	1992	12	
Mounted - Bethune	100 E. Bethune	1893/1917	111/87	Built in two phases.
Mounted - Rouge Park	Rouge Park	Est. 1920	84	Police acquired in 1934
Mounted - Palmer Park.	Palmer Park	1992	12	
Mounted - Belle Isle	Belle Isle	Est. 1920	84	

City of Detroit
Proposed Capital Agenda
FY 2005-06 through 2009-10

Police Department

	Project Status	Timeline	Impact on Budget	Impact on Staffing	Impact on Budget	Funding Source	Auth Unissued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Rec. 5-Year Plan Total
Prisoner Detention Center - New Construction	N	P	NOI	NSI		G.O.	\$30,000		\$11,000	\$19,000					\$30,000
Communication Center	N	P	NOI	NSI		G.O.	\$5,000				\$5,000	\$5,000		\$5,000	\$10,000
Forensic Laboratory	N	P	NOI	NSI		G.O.	\$20,000		\$20,000						\$20,000
Property Room	N	P	NOI	NSI		G.O.	\$14,000							\$14,000	\$0
Precinct, Police Headquarters, Other Facility Renovations	M	O	NOI	NSI		G.O.	\$4,000				\$1,500	\$1,500	\$1,500	\$5,000	\$4,500
Retrofit Five Precinct Ranges	M	P	NOI	NSI		G.O.	\$5,000	\$1,150	\$3,000	\$2,000					\$5,000
Fire Suppression System (Holding Cell)	N	P	NOI	NSI		G.O.		\$250							\$0
Indoor Firing Range (Mobile)	N	P	NOI	NSI		G.O.		\$2,000							\$0
Driving Range	N	P	NOI	NSI		G.O.		\$550							\$0
Upgrade HVAC System	N	P	NOI	NSI		G.O.		\$300							\$0
Fire Doors	N	P	NOI	NSI		G.O.		\$600							\$0
Smoke Exhaust System	N	P	NOI	NSI		G.O.		\$800							\$0
In-Cell Video Camera (Processing Area)	N	P	NOI	NSI		G.O.		\$500							\$0

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Police Department

Project Status	Timeline	Impact on Budget	Impact on Staffing	Impact on Budget	Funding Source	Auth Unissued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Rec. 5-Year Plan Total
New Precinct Facility (Land Acquisition/pre-design)	N	P	NOI	NSI	G.O.								\$1,500	\$0
New Precinct - Facility	N	P	NOI	NSI	G.O.								\$25,000	\$0
Total by Funding Source														
					G.O.	Auth Unissued \$78,000	Budget 2004-05 \$6,150	2005-06 \$34,000	2006-07 \$21,000	2007-08 \$6,500	2008-09 \$6,500	2009-10 \$1,500	Un-Program \$50,500	5-Year Total \$69,500
Total by Agency: Police Department														
						Budget 2004-05 \$6,150	2005-06 \$34,000	2006-07 \$21,000	2007-08 \$6,500	2008-09 \$6,500	2009-10 \$1,500	Un-Program \$50,500	Grand Total \$126,150	

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City of Detroit - GIS

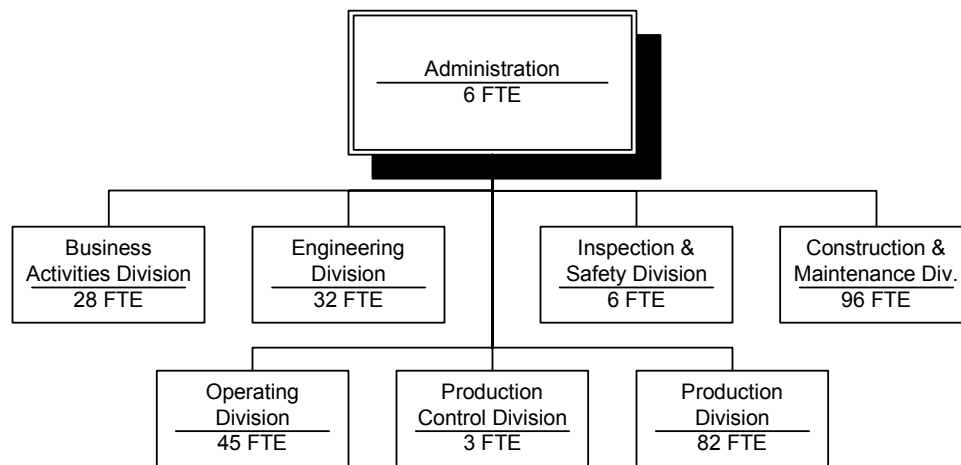
Detroit Police Department Properties

— Precinct Boundary ● Station Location

www.GISSalesCenter@ITSN ci detroit mi 110 313 224 9427

Note: This is not a survey map.

PUBLIC LIGHTING



PUBLIC LIGHTING

AGENCY MISSION

To provide reliable, economical, high quality lighting, traffic signal, and energy services for residents, businesses, and tourists. By doing so we will improve the quality of life for those who live, work, and visit the City of Detroit.

CURRENT FACILITIES

The Public Lighting Department operates from three (3) main locations:

Administrative offices, warehouse and shops at 9449 Grinnell in Northeast Detroit;

Mistersky Power Station at 5425 West Jefferson in Southwest Detroit; and

Witkowski Operations Center at 1340 Third Avenue in Downtown Detroit.

PLD also owns and operates thirty-one (31) substations throughout the City and a steam plant near Herman Kiefer Hospital.

Additionally, departmental personnel are responsible for numerous transformer rooms in schools, libraries, police stations, freeway pumphouses, etc. in every part of Detroit.

Power is furnished to 1,350 services, which include the facilities of the City of Detroit, the Detroit Board of Education, Wayne State University, the United States Government, the Michigan Department of Transportation, Wayne County, and other agencies, and a small number of private customers such as privately-owned buildings on Belle Isle.

The department maintains almost 87,000 street and alley lights, several municipal parking lot installations, 1,000 traffic signal installations, and the digital PBX telephone system serving Police Headquarters, Police Precincts, and Fire Headquarters.

FIVE YEAR HISTORY

Over the most recent five fiscal years, PLD has engaged in a major and continuing street light improvement program. The initial modernization began in FY98-99 and consisted of modernizing the entire overhead residential network. Over 45,000 overhead residential lights were outfitted with new sodium vapor lights and converted to receive power from Detroit Edison's secondary service in a period of about 18 months. The department then shifted its direction to underground commercial and residential neighborhoods. New lighting was constructed around the perimeter of the General Motors United Autoworkers development; in historic Brush Park; and in a new housing development entitled East Jefferson Village.

PLD currently has under contract the modernization of approximately 5,000 lights. The streets under contract are Grand River, East Outer Drive, and West Outer Drive. Lighting is also being modernized in the Boston-Edison Historic District, Grandmont Subdivision, and the Palmer Park area.

PLD made significant improvements to its transmission capacity in FY00-01. In response to transmission failures and generation failures that caused power interruptions earlier in the fiscal year, the department installed two new 24KV transmission lines (from our power plant just east of Livernois at Morrell to the Waterman substation at West Jefferson and Waterman) and a set of capacitor banks at the Mistersky Power Plant. This new equipment enabled PLD to prevent the outages of the past and continue to assure reliable electric service delivery throughout summer peaking periods when the demand for energy continues to reach record levels.

PUBLIC LIGHTING

Over the past five years, PLD has installed a new Supervisory Control and Data Acquisition System (SCADA). This installation began in 1998 and is expected to be completed by July 1, 2005. This new equipment has computerized the control and monitoring of the substations and high voltage lines utilized by the department to deliver power to its customers. In addition, new secondary service monitors installed in such high profile customer installations such as at Wayne State University or in Detroit Public School selective sites have enabled the department to monitor power quality and reliability to these customers.

During the Y2K transition PLD diligently modified its generation and distribution equipment to ensure a smooth, seamless transition into the new millenium. Control equipment at the Mistersky Power Plant for generation units #5, #6, and #7 were inspected and modified, where necessary to prevent all types of service interruptions due to equipment that may have not been capable of handling date formats associated with the year 2000 and beyond.

Additional portable generators were purchased during Y2K preparations to ensure backup generation for critical Public Lighting customer sites such as Police Stations, Fire Engine Houses, Senior Citizen and Public Housing Sites, and Recreation Centers. The strategy and preparation paid off for the department producing an uneventful millenium transition and the backup generators have remained as a useful tool to provide backup power for critical public safety customer sites in the event of unexpected service interruptions.

Solid State Traffic Signal Controllers conversions also took place in preparation of the Y2K transition. A number of controllers were inspected and found to require a

software upgrade for the Y2K date rollover. Modification to that equipment produced an error-free New Year without vehicular traffic interruptions or delays.

The replacement of obsolete electromechanical traffic signal controllers has continued over the past five years. The replacement of these controllers with solid state devices has allowed for greater timing flexibility, improved coordination of these signals with adjacent signalized intersections, and in some cases remote monitoring of the activity and performance of these intersections.

FY04-05 will also mark the beginning of a new program to install shrouds to protect the public from missing covers at the base of street lighting poles. PLD is spending \$1,197,347 to cover all 23,000 poles, during the first fiscal year. After which these items will be replaced using operation and maintenance funds.

In FY03-04, PLD began a program designed to modernize the lamps associated with 330 traffic signal intersections. The upgrade consisted of retrofitting or replacing the existing lighting components in the traffic lights and pedestrian signs to Light Emitting Diode (LED) modules.

Also in FY 03-04, electrical service upgrades were performed at 120 Detroit Public Schools in conjunction with their Capital improvement program. In FY 04-05, new 13,200 volt services were installed for the newly constructed Cass Tech High School and the new Performing Arts High School.

In FY02-03, the department's staff crews completed a new 24KV distribution feeder between the Canfield and Russell substations under the capital abatement

PUBLIC LIGHTING

program. This new feeder redistributed loading associated with the Wayne State University network and significantly improved the electric service delivery reliability and power quality to the campus and cultural activity center district. Recent expansion associated with the campus has required such renovations to PLD's distribution system to take place immediately.

In FY 02-03, the department's staff crews replaced a 24kv transformer in Canfield substation. Walton substation transformers #1 and #2 were replaced in FY 2002-03 and 2004-05 respectively. Stanton and Warren substation transformers were replaced in FY 2003-04.

PROPOSED FIVE YEAR CAPITAL PLAN

The Public Lighting Department has aligned its priorities to focus on the vision of and strategic priorities of this Administration. If Detroit is to become a world class city, Detroit must be a place that is clean, safe for residents, businesses, and tourists, and conducive to raising children and having families. The slogan, Kids, Cops, and Clean emphasizes the focus that must take place in order to create a world class city. It is imperative that Public Lighting provides reliable street lighting and traffic signals to accomplish this vision. PLD has therefore made the modernization of the remaining 37,000 streetlights its first priority.

Over the past five years a significant amount of debate centered on the funding and timetable associated with underground street lighting. Under the new policy instituted by the Administration, Public Lighting will replace in-kind the lighting associated with every neighborhood, where necessary at the department's cost. This policy decision has

now enabled PLD to finalize a capital program to complete the modernization efforts that are badly needed to improve the reliability and performance of the street lighting network.

Of the remaining 37,000 street lights that require modernization, some 23,000 of those lights are energized and fed by underground wires and some 800 of those lights are located in historic districts. Citywide, it is estimated that the modernization of the remaining 14,000 overhead lights would be about \$6 million, while the modernization costs associated with the 23,000 underground lights would be about \$122 million without including the costs of abandoning and removing the current poles and foundations. Historic districts alone would require over \$7 million to modernize.

In the next five years, PLD's capital plans also call for the replacement of 24kv switch-gear at three main substations – Custer, Ludden and Porter.

A new substation is planned for Belle Isle to service increased electrical loads on the island. Along with the new substation, the island's distribution system will be upgraded.

PLD will continue to replace electric meters with solid state devices that can be read remotely, allowing for our customer billing process to be fully computerized.

CAPITAL RELATIONSHIPS: INTERDEPARTMENTAL AND KEY STAKEHOLDERS

The Public Lighting Department's capital projects generally do not impact other City departments' capital programs. Just the opposite; many other City departments' capital projects impact the Public Lighting Department, such as service extensions to

PUBLIC LIGHTING

various Housing Department facilities (Herman Gardens, Charles Terrace, Woodbridge Estates, etc.) and new Planning Department development projects (similar to Brush Park, East Jefferson Village, etc.)

The Traffic Signal Controller Conversion project is being performed in conjunction with the Detroit Department of Public Works (DPW).

In addition, agencies outside of the City impact the Public Lighting Department; most notably, the Michigan Department of Transportation with their freeway bridge rehabilitation project.

The Public Lighting Department is coordinating efforts with the Detroit Public Schools in their Capital Improvement Program.

GOALS FOR CAPITAL PROGRAM

Deliver reliable, economic, high quality energy (electric and steam) to our customers.

1. Provide reliable, economic, high quality street lighting on city streets.
2. Operate and maintain a reliable, high quality traffic signal system in the city.
3. Deliver reliable and economical electric energy services.

RATIONALE FOR CAPITAL PROGRAM

Lighting must be reliable and maintainable if we are to have an environment that is safe for residents, businesses, and tourists. In addition, if we are to have a city that continues to be conducive for raising families, we must continue to economically provide them services and we must provide them at an exemplary level. We must maintain traffic signals and streetlights in a manner that is responsive and affordable for the citizens of Detroit. We must have options so that we can minimize the cost of power for our citizens. We must have reliable service that will be available during all types of weather, peak demand periods, or in case of a catastrophic event.

PUBLIC LIGHTING

Mistersky Unit #7 Control System

Unit #7 is controlled and monitored by four central computer systems: a Bailey Net-90, Bailey 7000, General Electric Mark II and Fisher-Porter 3000. The Bailey Net-90 was installed in 1988, and the others in 1978. By the end of 2004 the manufacturers will no longer offer support for any of these units; all except the Bailey Net-90 are already no longer supported. Parts and repair service is very expensive and difficult to obtain, and some parts are simply not available. A new digital control system would replace all of these units and provide functionality, reliability and serviceability not available in the current equipment.

2006-07	\$1,500,000	General Obligation Bonds
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Mistersky Units #5, 6, 7, & GT Overhaul

The turbines on steam turbine-generators deteriorate with use, and become less reliable and less efficient over time. The manufacturers recommend overhaul of their turbines every six years. In some cases catastrophic failures can occur without diligent maintenance. Overhauls consist of replacing steam seals, worn and mechanical defective components and bringing all of the components of the turbine back into tolerance. Overhauls of Mistersky turbines on Units 5, 6, 7 and the gas turbine were last performed in 1990, 1994, 1993, and 1991, respectively. The amount of cost savings varies with the specific condition of the turbine.

2006-07	\$1,800,000	General Obligation Bonds
2007-08	1,800,000	General Obligation Bonds
2008-09	3,300,000	General Obligation Bonds

Distribution System Improvements

This is a continuing program. Each year the details of the requirements are submitted, based on the needs of City departments and other agencies.

2006-07	\$ 700,000	General Obligation Bonds
2007-08	1,800,000	General Obligation Bonds
2008-09	2,000,000	General Obligation Bonds
2009-10	2,000,000	General Obligation Bonds
	24,300,000	Unprogrammed

PUBLIC LIGHTING

Belle Isle Substation and Distribution

The existing substation on the island is operating at capacity. It was originally designed for when the island was strictly a park with small loads. Any increase in existing loads and/or creation of new development on the island will require a larger substation and a new distribution network.

2007-08	\$ 2,000,000	General Obligation Bonds
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Street Lighting Modernization

The project calls for the prioritization and evaluation of major city streets, state trunk lines, county roads, historic districts, and residential neighborhoods in an effort to expeditiously modernize lighting associated with residential safety and the safety of businesses and tourists. PLD will also be heavily involved in the modernization efforts associated with redevelopment projects throughout the city. In addition, surveying and modifications to lighting will take place around Wayne State, public schools, police precincts, fire engine houses, and recreation centers in order to provide emphasis on public safety and the safety of our children during school hours and during the hours after school when Mayor's time recreational activities will be planned.

2007-08	\$ 1,000,000	General Obligation Bonds
2008-09	1,000,000	General Obligation Bonds
2009-10	1,000,000	General Obligation Bonds
	132,300,000	Unprogrammed

Electric Service Extensions

This is a continuing program. Each year the details of the requirements are submitted, based on the needs of City departments and other agencies.

2007-08	\$ 500,000	General Obligation Bonds
2008-09	200,000	General Obligation Bonds
2009-10	1,000,000	General Obligation Bonds
	1,000,000	Unprogrammed

PUBLIC LIGHTING

Substation Transformer Replacement

This is a continuing program. Each year the details of the year's requirements are submitted on projected system load growth and specific expansion projects.

2007-08	\$ 500,000	General Obligation Bonds
2008-09	1,000,000	General Obligation Bonds
2009-10	500,000	General Obligation Bonds
	6,500,000	Unprogrammed

Substation 24kv Breaker Replacement

This is a continuing program designed to replace and upgrade high voltage breakers needed to operate and protect transmission and distribution systems.

2007-08	\$ 400,000	General Obligation Bonds
2008-09	1,000,000	General Obligation Bonds
2009-10	2,000,000	General Obligation Bonds
	17,100,000	Unprogrammed

Traffic Signal Feed Upgrades

The existing traffic signal power feeds are inadequate. New features have been added to traffic signals installations that increase their power requirements. Each year the details of the program are submitted based on the needs of DPW and MDOT signal modernization projects.

2009-10	\$1,500,000	General Obligation Bonds
	2,500,000	Unprogrammed

Russell Substation Upgrade

Because of increased demand in the Wayne State University and Cultural Center areas, it is necessary to install new switchgear to accommodate a third trunkline from the Mistersky Power Plant, install a third transformer and additional breaker positions for new services.

\$3,000,000	Unprogrammed
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PUBLIC LIGHTING

Development Projects

This is a continuing program. Each year the details of the year's requirements are submitted based on anticipated and specific development projects.

2009-10	\$1,500,000	General Obligation Bonds
	2,500,000	Unprogrammed

New Mistersky Switch House

The project calls for the installation of a new outdoor switch house to replace the 1920's vintage switch house that currently exists at the Mistersky Power Plant facility. Transmission and sub-transmission lines terminating in the existing switch house will be rerouted to terminate in a new outdoor facility that will be state-of-the art. This project will provide faster automatic switching to eliminate distribution system voltage sags and dips.

\$14,000,000	Unprogrammed
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Control Room Modernization

The existing Public Lighting control room was assembled circa 1970. This facility serves to monitor power to the entire Public Lighting electric service delivery system. Critical public services of police, fire, water and education all rely on this system to stay in operation. The control room, with its map and record boards, has seen continuous 24-hour use since commissioning. No redundancy exists and loss of the control room would compromise service to critical public functions. Extensive maintenance is necessary to insure accuracy and functionality of records. A full control room modernization will address ongoing maintenance issues and provide redundancy in the event of an emergency.

\$1,300,000	Unprogrammed
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City of Detroit
Proposed Capital Agenda
FY 2005-06 through 2009-10

Public Lighting Department

Project	Status	Timeline	Impact on Budget	Impact on Staffing	Impact on Budget	Funding Source	Auth Unissued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Rec. 5-Year Plan Total
Substation Battery Replacement	M	O	NOI	NSI		G.O.		\$300							\$0
SCADA System Upgrade	M	O	RF	NSI		G.O.		\$500							\$0
Switch House Wall and Roof	M	U	NOI	NSI		G.O.		\$300							\$0
Mistersky Unit #7 Control System	M	P	NOI	NSI		G.O.	\$1,500			\$1,500					\$1,500
Mistersky Unit #5, 6, 7 and GT Overhaul	M	O	NOI	NSI		G.O.	\$6,900			\$1,800	\$1,800	\$3,300			\$6,900
Distribution System Improvements	M	O	NOI	NSI		G.O.	\$3,500	\$1,000		\$700	\$1,800	\$2,000	\$2,000	\$24,300	\$6,500
Belle Isle Substation & Distribution	M	P	NOI	NSI		G.O.	\$4,000			\$2,000					\$2,000
Street Lighting Modernization	M	O	RF	NSI		G.O.	\$3,000	\$4,925			\$1,000	\$1,000	\$1,000	\$132,300	\$3,000
Electric Service Extensions	M	O	NOI	NSI		G.O.	\$1,700	\$500			\$500	\$200	\$1,000	\$1,000	\$1,700
Substation Transformer Replacement	M	O	NOI	NSI		G.O.	\$1,500				\$500	\$1,000	\$500	\$6,500	\$2,000
Substation 24kv Breaker Replacement	M	O	NOI	NSI		G.O.	\$4,335				\$400	\$1,000	\$2,000	\$17,100	\$3,400
Traffic Signal Feed Upgrades	M	O	NOI	NSI		G.O.	\$1,500	\$500					\$1,500	\$2,500	\$1,500
Russell Substation Upgrade	M	P	NOI	NSI		G.O.								\$3,000	\$0
Development Projects	N	P	NOI	NSI		G.O.	\$2,000	\$1,975					\$1,500	\$2,500	\$1,500

*Project Status: M=project is maintaining current infrastructure; N=project will result in new development
Project Timeline: P=project is proposed; O=project is ongoing; U=project is one time and underway
Impact on Operating Budget: AF=additional funding is required; RF=results in reduction of funding; NOI=no operating impact
Impact on Staffing Budget: AS=additional staffing is required; RS=results in reduction of staffing; NSI=no staffing impact
Impact on Operating Budget \$: annual additional funding or (reduction of funding) to operating budget*

Public Lighting Department

Project Status	Timeline	Impact on Budget	Impact on Staffing	Impact on Budget	Funding Source	Auth Unissued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Rec. 5-Year Plan Total
New Mistersky Switch House	M	P	NOI	NSI	G.O.								\$14,000	\$0
Control Room Modernization	M	P	NOI	NSI	G.O.								\$1,300	\$0
Total by Funding Source														
					G.O.	Auth Unissued	Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	5-Year Total
						\$29,935	\$10,000	\$0	\$4,000	\$8,000	\$8,500	\$9,500	\$204,500	\$30,000
Total by Agency: Public Lighting Department														
						Budget 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Un-Program	Grand Total	
						\$10,000	\$0	\$4,000	\$8,000	\$8,500	\$9,500	\$204,500	\$244,500	

Project Status: M=project is maintaining current infrastructure; N=project will result in new development
Project Timeline: P=project is proposed; O=project is ongoing; U=project is one time and underway
Impact on Operating Budget: AF=additional funding is required; RF=results in reduction of funding; NOI=no operating impact
Impact on Staffing Budget: AS=additional staffing is required; RS=results in reduction of staffing; NSI=no staffing impact
Impact on Operating Budget \$: annual additional funding or (reduction of funding) to operating budget